LOT 4 SUMMER RIDGE S/D.
WD 1063-174, WD 1163-483, WD 126

**BOND BRIAN A/BOND MELISSA C**
1056 SW SUNBEAM WAY
LAKE CITY, FL 32025

**2026**

**06-4S-17-08021-104**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

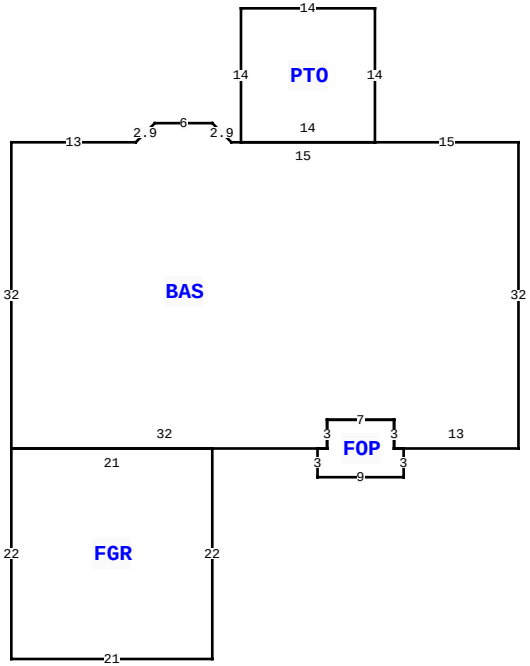
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,691 | 100 | | 1,691 | 155,029 |
| FGR | 462 | 55 | | 254 | 23,286 |
| FOP | 48 | 30 | | 14 | 1,284 |
| PTO | 196 | 5 | | 10 | 917 |
| TOTALS | 2,397 | | | 1,969 | 180,516 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,969 | 114.8868 | 130.97 | 257,880 | 2005 | 2005 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2016 Heated Area: 1691 HX Base Yr 2016




1056 SW SUNBEAM WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 180,516 |
| TOTAL MARKET OB/XF VALUE | | 2,270 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 201,286 |
| SOH/AGL Deduction | | 54,847 |
| ASSESSED VALUE | | 146,439 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 95,028 |
| TOTAL JUST VALUE | | 201,286 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 201,916 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0690 | | | 08/25/2025 |
| 3288 | SFR | 419 | 05/27/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1268/1560 | 1/17/2014 | WD | U | I | 38 | 115,000 |
| GRANTOR: MELANIE POOLE | | | | | | |
| GRANTEE: BRIAN A & MELISSA C | | | | | | |
| 1268/1559 | 1/13/2014 | WD | U | I | 11 | 100 |
| GRANTOR: FRANKLIN MCCUBBINS | | | | | | |
| GRANTEE: MELANIE POOLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 PTO= N14 W14 S14 E14$ W15 L2 U2 W6 D2 L2 W13 S32 FGR= S22 E21 N22 W21$ E32 FOP= S3 E9 N3 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E13 N32$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 748.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 1,870 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,270

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 09/19/2016 BY RP Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS