LOT 7 SUMMER RIDGE S/D.
1052-381, WD 1087-1820, LE 1164-

THE GARLAND KIRBY MERGED TRUST
261 NW MISSION RIDGE
LAKE CITY, FL 32055

2026

06-4S-17-08021-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

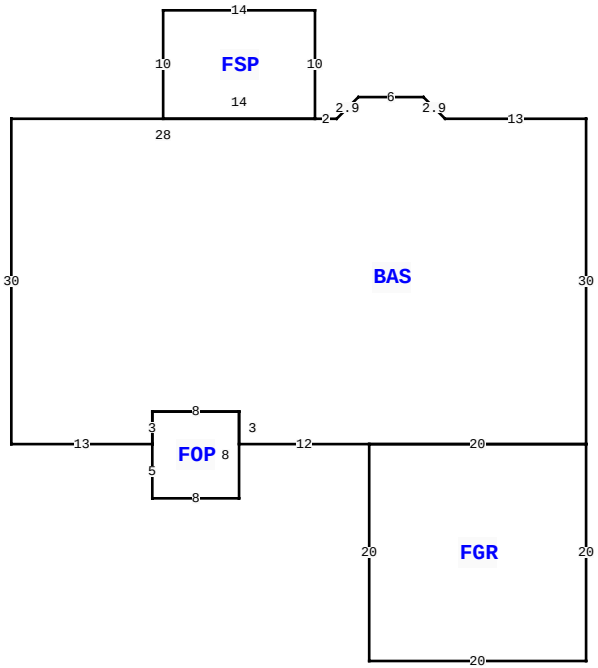
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,582	100		1,582	180,706
FGR	400	55		220	25,129
FOP	64	30		19	2,170
FSP	140	40		56	6,397
TOTALS	2,186			1,877	214,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	123.7005	141.02	264,695	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 1582 HX Base Yr



1030 SW SUNBEAM WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	214,403
TOTAL MARKET OB/XF VALUE	4,138
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	271,041
SOH/AGL Deduction	0
ASSESSED VALUE	271,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,041
TOTAL JUST VALUE	271,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3420	SFR	417	10/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1164/1491	12/23/2008	WD	Q	I	01	100
GRANTOR: FLETCHER & GARLAND KI						
GRANTEE: ALVA & VERA DUNCAN						
1087/1820	6/22/2006	WD	Q	I		207,200
GRANTOR: THE DUPREE COMPANY LL						
GRANTEE: FLETCHER & GARLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W6 D2 L2 W2 FSP= N10 W14 S10 E14$ W28 S30 E13 FOP= S5 E8 N8 W8 S3$ N3 E8 S3 E12 FGR= S20 E20 N20 W20$ E20 N30$.

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	0	0	0	1,655.00	UT	2.50	2.50	100	2006	2006	3	100	4,138	

LAND DESCRIPTION

TOTAL OB/XF 4,138

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 09/19/2016 BY DF Total Acres: 1.04 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 05/08/2026 BY SYS