LOT 10 SUMMER RIDGE S/D.

WD 1095-951, WD 1222-2421, WD 12

WILLIAMS GLENN G/WILLIAMS MELISSA D
874 SW CHERUB GLN
LAKE CITY, FL 32025

2027

06-4S-17-08021-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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

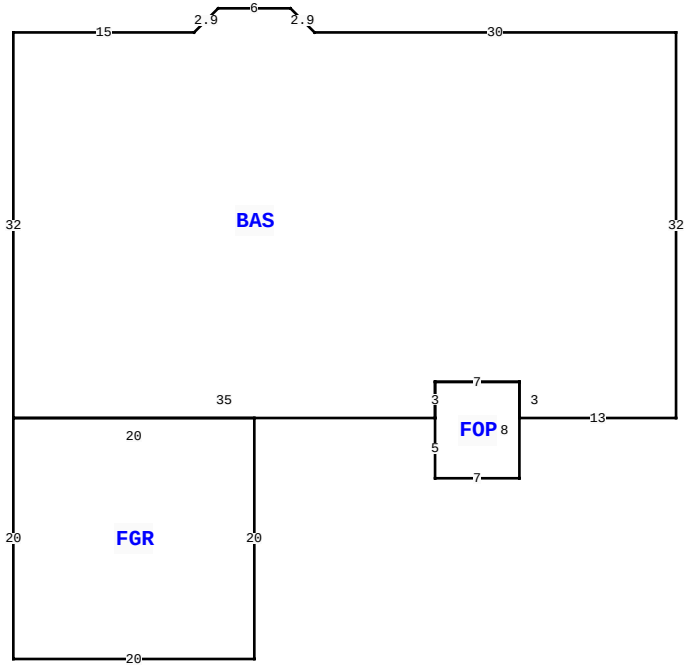
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100		1,755	171,887
FGR	400	55		220	21,547
FOP	56	30		17	1,665
TOTALS	2,211			1,992	195,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	119.7504	131.73	262,406	2006	2006	0	0	0	25.65	74.35

1 SINGLE FAM 100% - 2026 Heated Area: 1755 HX Base Yr 2026



874 SW CHERUB GLN, LAKE CITY

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

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	720.00	UT	2.50	2.50	100	2006	2006	3	100	1,800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		195,099
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		217,999
SOH/AGL Deduction		50,832
ASSESSED VALUE		167,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,756
TOTAL JUST VALUE		217,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3549	SFR	415	01/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2193	1/02/2025	WD	Q	I	01	310,000
GRANTOR: BIEWEND JENNIFER CATH						
GRANTEE: WILLIAMS GLENN G						
1430/2247	2/18/2021	WD	Q	I	01	205,000
GRANTOR: MORENO JOSE ALFREDO						
GRANTEE: BIEWEND JENNIFER CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 L2 U2 W6 D2 L2 W15 S32 FGR= S20 E20 N20 W20$ E35
FOP= S5 E7 N8 W7 S3$ N3 E7 S3 E13 N32$.

LAND DESCRIPTION

TOTAL OB/XF 4,400

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: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS