LOT 11 SUMMER RIDGE S/D.

CT 1275-1148, WD 1302-2013, WD 1

JONES ANTWAN LAMONT/ROJAS VANESSA
880 SW CHERUB GLN
LAKE CITY, FL 32055

2027

06-4S-17-08021-111

BUILDING CHARACTERISTICS

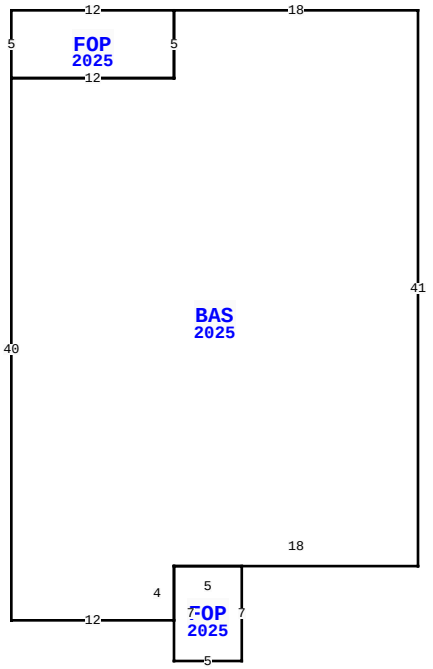
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,218	100	2025	1,218	177,569
FOP	35	30	2025	10	1,458
FOP	60	30	2025	18	2,624
TOTALS	1,313			1,246	181,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,246	133.8750	147.26	183,486	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 1218 HX Base Yr 2026



880 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	0169	FENCE/WOOD	0	100	0	0	192.00	UT	10.50	10.50	100	2025	2024		100	2,016	
2	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2025	2024		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		181,651
TOTAL MARKET OB/XF VALUE		3,216
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		203,367
SOH/AGL Deduction		0
ASSESSED VALUE		203,367
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,956
TOTAL JUST VALUE		203,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3910	SFR	572	09/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1178	12/11/2025	WD	Q	I	01	279,000
GRANTOR: JORGE YASMANIS REYES						
GRANTEE: JONES ANTWAN LAMONT						
1556/1176	12/11/2025	QC	U	I	11	0
GRANTOR: JORGE YASMANIS REYES						
GRANTEE: JORGE YASMANIS REYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,10] W18 S5 W12 S40 E12 N4 E18 N41 $
FOP=[YR=2025;ORIG=50,10] E12 S5 W12 N5 $
FOP=[YR=2025;ORIG=62,51] E5 S7 W5 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,216

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 01/20/2026 BY TP Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS