LOT 14 SUMMER RIDGE S/D.

CT 1275-1148, WD 1312-726, QC 13

WILSON ALPHONSO
1103 SW SUNBEAM WAY
LAKE CITY, FL 32025

2027

06-4S-17-08021-114

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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	13	LAM/VNLPLK 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

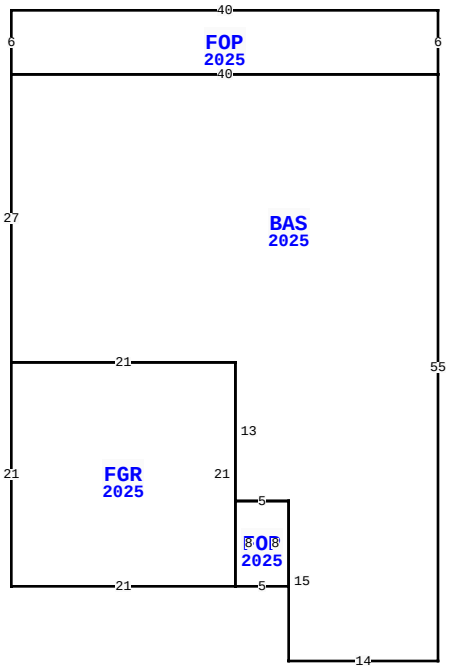
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	2025	1,537	190,569
FGR	441	55	2025	243	30,129
FOP	40	30	2025	12	1,488
FOP	240	30	2025	72	8,927
TOTALS	2,258			1,864	231,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	113.8500	125.24	233,447	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 1537 HX Base Yr 2026



1103 SW SUNBEAM WAY, 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	16	45	720.00	UT	3.00	3.00	100	2025	2024		100	2,160	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		231,113
TOTAL MARKET OB/XF VALUE		2,160
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		251,773
SOH/AGL Deduction		7,642
ASSESSED VALUE		244,131
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,720
TOTAL JUST VALUE		251,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/421	10/16/2025	WD	Q	I	01	300,000
GRANTOR: NICE & CLEAN MEDICAL						
GRANTEE: WILSON ALPHONSO						
1503/2299	12/04/2023	WD	U	V	11	100
GRANTOR: GRAHAM LATASHA T						
GRANTEE: NICE & CLEAN MEDICA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2025;ORIG=13,-5] E40 S6 W40 N6 $
BAS=[YR=2025;ORIG=53,1] W40 S27 E21 S13 E5 S15 E14 N55 $
FGR=[YR=2025;ORIG=13,28] E21 S21 W21 N21 $
FOP=[YR=2025;ORIG=34,41] E5 S8 W5 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,160

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 01/26/2026 BY TP Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS