COMM NW COR OF SEC, RUN E
330.17 FT, S 257.48 FT FOR
POB, ALSO BEING A POINT ON S

WILLIAMS CHRISTOPHER A
443 SW SISTERS WELCOM RD
LAKE CITY, FL 32024

2027

06-4S-17-08036-000

BUILDING CHARACTERISTICS

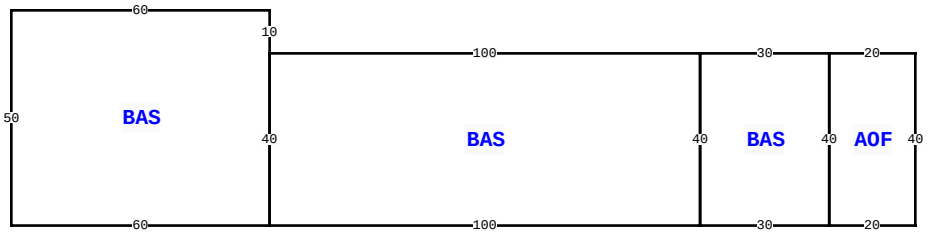
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	2500	REPAIR SERVICE
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
AOF	800	110		880	14,348
BAS	1,200	100		1,200	19,565
BAS	3,000	100		3,000	48,913
BAS	4,000	100		4,000	65,218
TOTALS	9,000			9,080	148,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	9,080	68.1106	25.88	234,990	1998	1998	0	0	0	37.00	63.00

2 PREF M B A 0% - 0 Heated Area: 9000 HX Base Yr



278 SW SUMMERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0	70	51	3,570.00	UT	1.50	1.50	100	1998	1998	3	100	5,355	
2	0166	CONC,PAVMT	0	0	0	0	168.00	UT	1.50	1.50	100	2006	2006	3	100	252	
3	0166	CONC,PAVMT	0	0	0	0	224.00	UT	10.00	10.00	100	2006	2006	3	100	2,240	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	148,044
TOTAL MARKET OB/XF VALUE	7,847
TOTAL LAND VALUE - MARKET	103,112
TOTAL MARKET VALUE	259,003
SOH/AGL Deduction	0
ASSESSED VALUE	259,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,003
TOTAL JUST VALUE	259,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,003

BLDG:1:1: STRUCTURE IS DETERIORATING.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34665	ADDN COMM	280	11/17/2016
24654	ADDN COMM	220	06/22/2006
14265	COMMERCIAL	175	07/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0249	10/27/2017	WD	U	I	11	100
GRANTOR: LACRECIA WILLIAMS						
GRANTEE: CHRISTOPHER A WILLI						
1124/0288	7/03/2007	WD	Q	I	01	100
GRANTOR: CHTISTOPHER A WILLIAM						
GRANTEE: CHRISTOPHER A & LAC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF= W20 BAS= W30 BAS= W100 BAS= N10 W60 S50 E60 N40$ S40 E100 N40$ S40 E30 N40$ S40 E20 N40$.

LAND DESCRIPTION

TOTAL OB/XF 7,847

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	2500	C	SRVC SHOPS	0		CG	0.00	0.00	41,245.00	SF		1.00	1.00	1.00	2.50	2.50	103,112							

REVIEW DATE 03/09/2026 BY JB Total Acres: 0.95 Total Land Value: 103,112 Market: 0 Agricultural: 0 Common: 103,112 PRINTED 11/16/2026 BY SYS