BEG SE COR OF SE1/4 OF NW1/4, W
331.28 FT, E 658.89 FT, S 331.33

BLUMER KIMBERLY A
227 SW SEGREST WAY
LAKE CITY, FL 32024

2027

07-4S-16-02804-000

BUILDING CHARACTERISTICS

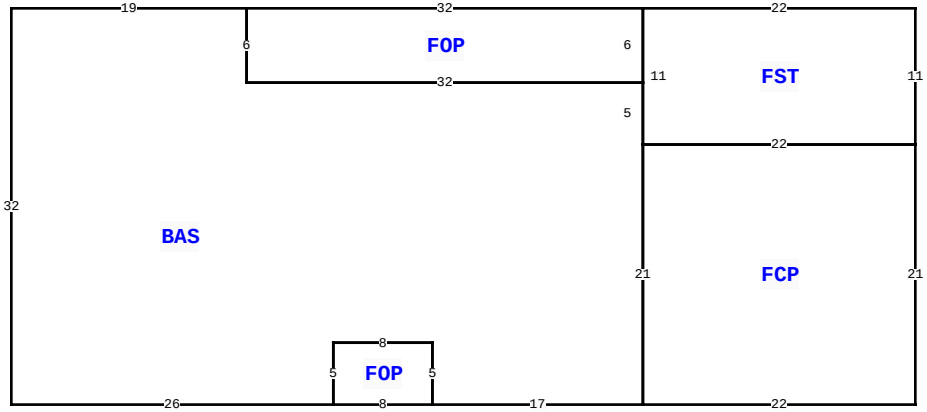
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	141,982
FCP	462	25		116	11,764
FOP	40	30		12	1,217
FOP	192	30		58	5,882
FST	242	55		133	13,488
TOTALS	2,336			1,719	174,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,719	115.2480	126.77	217,918	1974	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 1400 HX Base Yr 2022



227 SW SEGREST WAY, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	18	36	648.00	UT	1.40	1.40	75	0	0	3	75	680	
2	0297	SHED CONCR	0	100	20	14	280.00	UT	5.00	5.00	100	0	0	3	100	1,400	
3	0030	BARN,MT	0	100	25	30	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
7	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	174,334
TOTAL MARKET OB/XF VALUE	4,480
TOTAL LAND VALUE - MARKET	57,960
TOTAL MARKET VALUE	236,774
SOH/AGL Deduction	27,599
ASSESSED VALUE	209,175
TOTAL EXEMPTION VALUE	HX HB 13 209,175
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	236,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050836	Electrical Servic	0	09/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/809	2/11/2021	WD	Q	I	01	205,000
GRANTOR: RING PAMELA COLLEEN K						
GRANTEE: BLUMER KIMBERLY A						
1418/2153	9/03/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DOLOR						
GRANTEE: PAMELA COLLEEN KEAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S32 E26 FOP= E8 N5 W8 S5$ N5 E8 S5 E17 FCP= E22 N21 W22 S21$ N21 FST= E22 N11W22 S11$ N5 FOP= N6 W32 S6 E32$ W32 N6$.

LAND DESCRIPTION

TOTAL OB/XF 4,480

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.83	AC		1.00	1.00	1.00	12,000.00	12,000.00	45,960							

REVIEW DATE 03/06/2025 BY TW Total Acres: 4.83 Total Land Value: 57,960 Market: 0 Agricultural: 0 Common: 57,960 PRINTED 11/17/2026 BY SYS