LOTS 54 THRU 74 BLOCK B DIXIE VI
645-162, 953-2628, WD 967-1530,

SUMNER LORETTA B REVOCABLE TRUST DATED JULY 24, 20
123 SE SAINT MARGARETS ST
LAKE CITY, FL 32025

2026

08-4S-17-08203-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

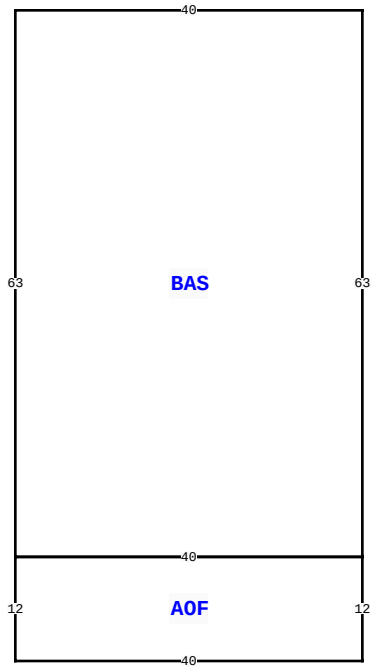
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	480	150		720	15,042
BAS	2,520	100		2,520	52,648
TOTALS	3,000			3,240	67,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,240	87.0480	34.82	112,817	1987	1987	0	0	0	40.00	60.00

1 PREF M B A 0% - 2026 Heated Area: 3000 HX Base Yr



2813 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	67,690
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	80,040
TOTAL MARKET VALUE	148,880
SOH/AGL Deduction	0
ASSESSED VALUE	148,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,880
TOTAL JUST VALUE	148,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,497

BLDG:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/2515	7/24/2025	WD	U	I	11	100
GRANTOR: SUMNER LORETTA BEYER						
GRANTEE: SUMNER LORETTA B RE						
1324/0811	10/20/2016	QC	U	I	11	100
GRANTOR: LARRY G BEYER IND & A						
GRANTEE: LORETTA BEYER SUMNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S63 AOF= S12 E40 N12 W40$ E40 N63$.

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	700.00	700.00	50	1993	1993	3	50	350	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	4800	C	WAREHOUSE	0		CI	160.00	445.00	66,700.00	SF		1.00	1.00	0.60	2.00	1.20	80,040							

REVIEW DATE 04/05/2017 BY DF Total Acres: 1.53 Total Land Value: 80,040 Market: 0 Agricultural: 0 Common: 80,040 PRINTED 05/08/2026 BY SYS