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**

## BUILDING CHARACTERISTICS

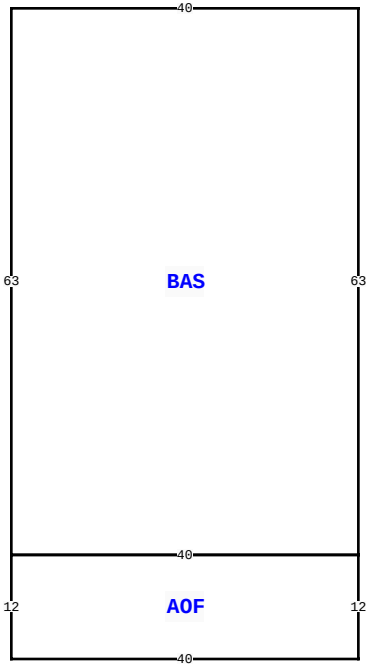
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| 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 | 14,291 |
| BAS | 2,520 | 100 | | 2,520 | 50,017 |
| TOTALS | 3,000 | | | 3,240 | 64,307 |

## 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 | 33.08 | 107,179 | 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 | 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 64,307 |
| TOTAL MARKET OB/XF VALUE | 1,150 |
| TOTAL LAND VALUE - MARKET | 90,045 |
| TOTAL MARKET VALUE | 155,502 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 155,502 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 155,502 |
| TOTAL JUST VALUE | 155,502 |
| 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$.

## 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 | 2.25 | 1.35 | 90,045 | | | | | | | |

REVIEW DATE 04/05/2017 BY DF Total Acres: 1.53 Total Land Value: 90,045 Market: 0 Agricultural: 0 Common: 90,045 PRINTED 06/23/2026 BY SYS