

LOT 28 COUNTRY CREEK
 ORB 475-607, 650-242
 WD 1139-317

SUMMERHILL DEVELOPMENT LLC
 127 SE 35TH ST
 KEYSTONE HEIGHTS, FL 32656

2026

15-4S-17-08359-068



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																											
																		VALUATION BY					STANDARD																																						
																		Tax Group: 2					Tax Dist:																																						
																		BUILDING MARKET VALUE					0																																						
																		TOTAL MARKET OB/XF VALUE					0																																						
																		TOTAL LAND VALUE - MARKET					22,500																																						
																		TOTAL MARKET VALUE					22,500																																						
																		SOH/AGL Deduction					2,531																																						
																		ASSESSED VALUE					19,969																																						
																		TOTAL EXEMPTION VALUE					0																																						
																		BASE TAXABLE VALUE					19,969																																						
																		TOTAL JUST VALUE					22,500																																						
																		NCON VALUE					0																																						
																		INCOME VALUE																																											
																		PREVIOUS YEAR MKT VALUE					18,500																																						
DOR CODE																	0000					VACANT																																							
MAP NUM																						MKT AREA					06																																		
NEIGHBORHOOD/LOC																	15417.010					1.00/																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																								
TOTALS																																																													
EXTRA FEATURES																	261 SE PEBBLE CREEK TER, LAKE CITY																																												
L N	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																																													
																	BLD DATE										LGL DATE					04/14/2026					MLU																								
																	XF DATE										LAND DATE																																		
																	INC DATE										AG DATE																																		
LAND DESCRIPTION																	TOTAL OB/XF										0																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																					
1	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500																																												
REVIEW DATE																	04/14/2026					BY					MLU					Total Acres: 0.50					Total Land Value: 22,500					Market: 0					Agricultural: 0					Common: 22,500					PRINTED 05/08/2026 BY SYS				