LOT 48 & E1/2 OF LOT 47 SPRING H
N1/2 OF SPRUCE ST (VACATED) LYIN
LOTS.

SUMNER GENE C/SUMNER SYLVIA F
219 NW PERKINS PL
LAKE CITY, FL 32055

2027

24-3S-16-02273-049

BUILDING CHARACTERISTICS

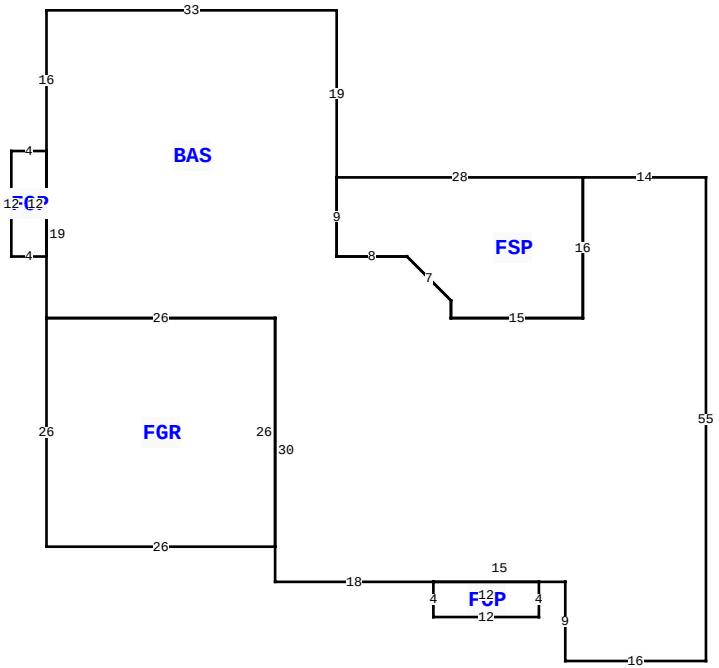
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	24316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,072	100		3,072	312,526
FGR	676	55		372	37,845
FOP	48	30		14	1,424
FOP	48	30		14	1,424
FSP	370	40		148	15,056
TOTALS	4,214			3,620	368,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,620	121.6950	133.86	484,573	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 3072 HX Base Yr 2002



219 NW PERKINS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	368,275
TOTAL MARKET OB/XF VALUE	2,932
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	407,207
SOH/AGL Deduction	129,928
ASSESSED VALUE	277,279
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	225,868
TOTAL JUST VALUE	407,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041868	Roof Replacement	20,910	05/07/2021
17485	SFR	435	10/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/2573	4/03/2000	WD	Q	I	01	100

GRANTOR: JAMES & GINA BEACH

GRANTEE: GENE & SYLVIA SUMNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W28 S9 E8 R5 D5 S2 E15 N16$ S16 W15 N2 U5 L5 W8 N9 N19 W33 S16 FOP= W4 S12 E4 N12$ S19 FGR= S26 E26 N26 W26$ E26 S30 E18 FOP= S4 E12 N4 W12$ E15 S9 E16 N55$.

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	0	0	2,172.00	UT	1.50	1.50	90	2001	2001	3	90	2,932	

LAND DESCRIPTION

TOTAL OB/XF 2,932

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			0.00	0.00	1.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	36,000							

REVIEW DATE 05/17/2023 BY JB Total Acres: 0.83 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2026 BY SYS