COMM AT NE COR OF E1/2 OF SE1/4
328.55 FT FOR POB, CONT S 328.54
FT, N 328.54 FT, E 664.26 FT TO

TUMMOND TROY D TRUST DATED MARCH 23, 2023
468 SE ORMOND WITT RD
LAKE CITY, FL 32025

2027

26-5S-17-09395-009

BUILDING CHARACTERISTICS

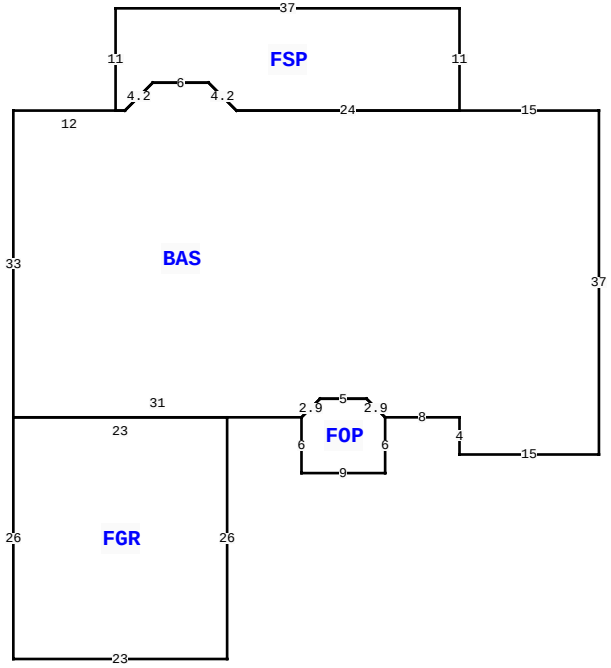
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,152	100		2,152	240,221
FGR	598	55		329	36,725
FOP	68	30		20	2,233
FSP	380	40		152	16,967
TOTALS	3,198			2,653	296,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,653	123.7544	136.13	361,153	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2021 Heated Area: 2152 HX Base Yr 2021



468 SE ORMOND WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,533.00	UT	3.00	3.00	100	2007	2007	3	100	4,599	
3	0031	BARN,MT AE	0	100	25	25	625.00	UT	12.00	12.00	100	2007	2007	3	100	7,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		296,145
TOTAL MARKET OB/XF VALUE		14,099
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		375,244
SOH/AGL Deduction		119,836
ASSESSED VALUE		255,408
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,997
TOTAL JUST VALUE		375,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/533	3/23/2023	WD	U	I	11	100
GRANTOR: TUMMOND TROY D						
GRANTEE: TUMMOND TROY D TRUS						
1418/1064	8/31/2020	WD	Q	I	01	270,000
GRANTOR: TINA & DOUGLAS CISTAR						
GRANTEE: TROY D TUMMOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N11 W37 S11 E1 U3 R3 E6 R3 D3 E24$ W24 U3 L3 W6 L3 D3 W12 S33 FGR= S26 E23 N26 W23$ E31 FOP= S6 E9 N6 U2 L2 W5 L2 D2 $ U2 R2 E5 R2 D2 E8 S4 E15 N37$.

LAND DESCRIPTION

TOTAL OB/XF 14,099

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 08/28/2017 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS