SE1/4 OF NW1/4 OF SE1/4.

831-804, LE 1295-1876, LE 1546-2

WILLIAMS JOAN V
385 SW SUMAC LN
LAKE CITY, FL 32024

2027

28-4S-16-03231-011

BUILDING CHARACTERISTICS

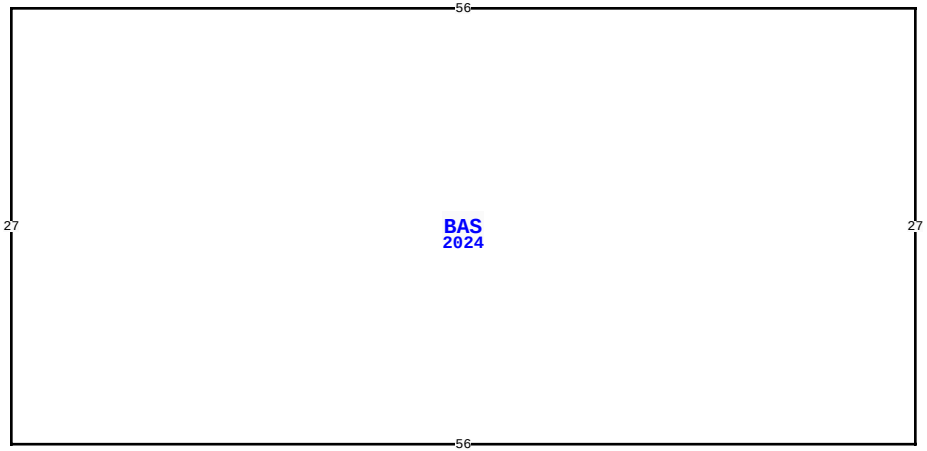
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	162,830
TOTALS	1,512			1,512	162,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,512	114.5000	113.36	171,400	2022	2022	0	0	0	5.00	95.00

2 MANUF 3 100% - 2024 Heated Area: 1512 HX Base Yr 2007



385 SW SUMAC LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0294	SHED WOOD/	0	100	12	16	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2024	2023		100	1,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,830
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		269,030
SOH/AGL Deduction		36,916
ASSESSED VALUE		232,114
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,703
TOTAL JUST VALUE		269,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,668

SALE:1:1: 10.00 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045182	Mobile Home		08/16/2022
11936	M H	125	12/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2512	8/06/2025	LE	U	I	14	100
GRANTOR: OLSON JOAN VERNAN (EN						
GRANTEE: GABEY MORGAN L (RMD						
1295/1876	6/03/2015	LE	U	I	14	100
GRANTOR: JOAN V WILLIAMS (LIFE						
GRANTEE: MORGAN LEE GABEY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,8] E56 S27 W56 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 02/28/2023 BY JB Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/17/2026 BY SYS