LOT 9 BLOCK 1 HIGHLANDS S/D.

743-146, 839-885, WD 1478-760

SUMNER SHAWN/SUMNER KANSAS
123 SE SAINT MARGARETS ST
LAKE CITY, FL 32025

2027

30-3S-17-05880-000

BUILDING CHARACTERISTICS

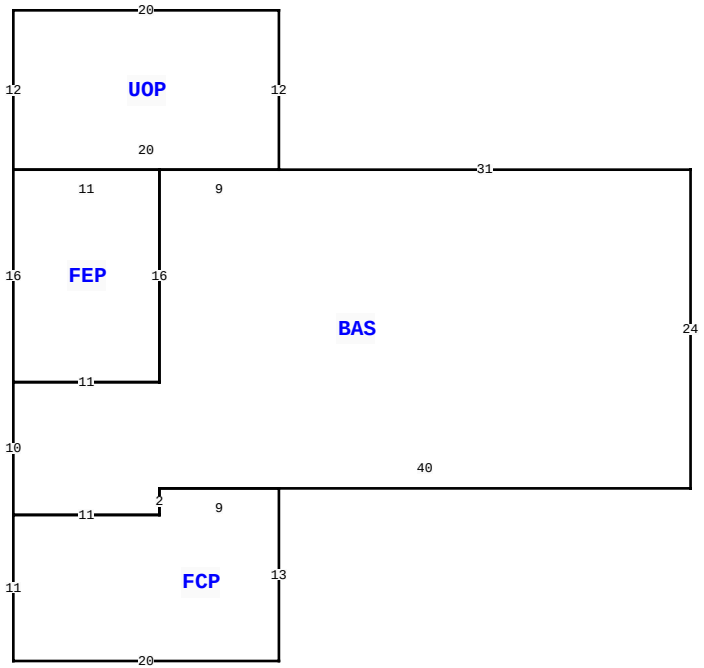
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		30317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,070	100		1,070	93,009
FCP	238	25		60	5,216
FEP	176	80		141	12,256
UOP	240	20		48	4,172
TOTALS	1,724			1,319	114,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,319	121.5760	133.73	176,390	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1070 HX Base Yr



898 NW INDIAN SHORE DR, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	114,654
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	15,751
TOTAL MARKET VALUE	132,105
SOH/AGL Deduction	0
ASSESSED VALUE	132,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,105
TOTAL JUST VALUE	132,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1964	ADDN SFR	54	11/22/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/760	10/28/2022	WD	Q	I	01	55,000
GRANTOR: KING RONALD R						
GRANTEE: SUMNER SHAWN						
0839/0885	5/09/1997	WD	Q	I		48,000
GRANTOR: HOLLINGSWORTH						
GRANTEE: KING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N12 W20 S12 E20$ W9 FEP= W11 S16 E11 N16$ S16 W11 S10 FCP= S11 E20N13 W9 S2 W11$ E11 N2 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0		00	0.00	0.00	12,600.44	SF		1.00	1.00	1.00	1.25	1.25	15,751							

REVIEW DATE 02/08/2023 BY CP Total Acres: 0.29 Total Land Value: 15,751 Market: 0 Agricultural: 0 Common: 15,751 PRINTED 11/16/2026 BY SYS