COMM SW COR OF SW1/4 OF NW1/4,
RUN E 685.90 FT FOR POB, CONT
E 326.72 FT, N 670.57 FT, W

KRUMMRICH JERRT T & KAREN A/KRUMMRICH KAREN A
260 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2023

03-5S-16-03455-003

BUILDING CHARACTERISTICS

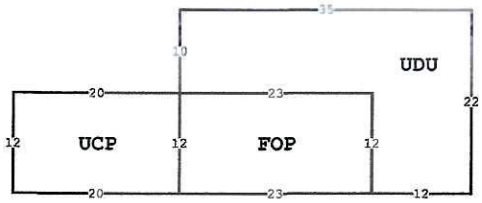
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	3516.00	1.00/

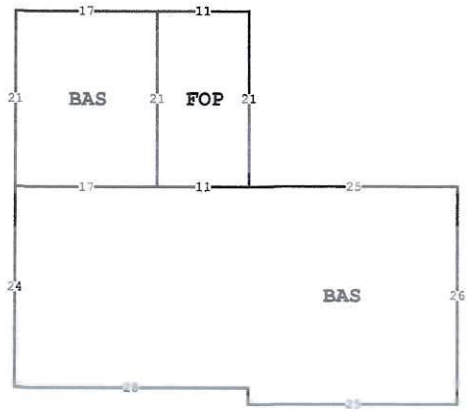
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	357	100	357	24,980
BAS	1,322	100	1,322	92,503
FOP	231	30	69	4,828
FOP	276	30	83	5,808
UCP	240	20	48	3,359
UDU	494	55	272	19,033
TOTALS	2,920		2,151	150,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	112.1320	107.65	231,555	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM - 100% - 0 Heated Area: 1679 HX Base Yr





260 SW SUMMERHILL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,511
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		192,711
SOH/AGL Deduction		99,331
ASSESSED VALUE		93,380
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,380
TOTAL JUST VALUE		192,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PRMT:2:1: REMODEL SHED / CARPORT

SALE:1:1: 5.03 AC PLUS IMP - WIDOW NEEDED TO SELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18699	REMODEL	50	09/06/2001
14777	REMODEL	50	11/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0736/0940	11/12/1990	WD	U	I	12	45,000

GRANTOR: GABER

GRANTEE: KRUMMRICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N21 W11 S21 E11$ W11 BAS= N21 W17 S21 E17$ W17 S24 E28 S2 E25 N26$ PTR= N30 UDU= N22 W35 S10 E23 S12 FOP= N12 W23 UCP= W20 S12 E20 N12$ S12 E23$ E12$ S30$.

EXTRA FEATURES

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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,200

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							

REVIEW DATE 10/03/2019 BY KR Total Acres: 5.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/09/2023 BY SYS