

BEG NE COR OF SW1/4 OF NW1/4,
RUN W 311.74 FT, S 670.57 FT,
E 326.72 FT, N 670.68 FT, W

BECKMAN GREGORY W/BECKMAN CHERYL F
299 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2025

03-5S-16-03455-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	36,623
BAS	1,922	100		1,922	183,306
FOP	112	35		39	3,719
FOP	240	35		84	8,011
FSP	378	40		151	14,401
UCP	744	20		149	14,211
UOP	56	25		14	1,335
UOP	324	25		81	7,725

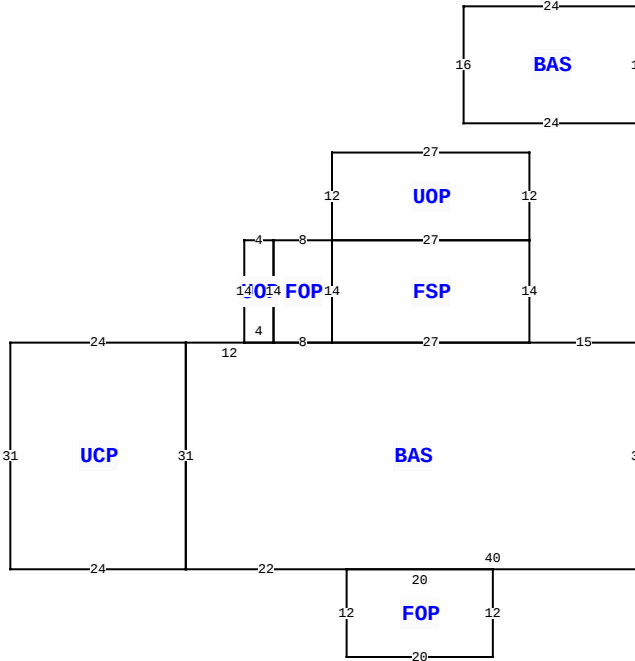
TOTALS	4,160			2,824	269,332
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00
2	0252	LEAN-TO W/	0 100	7	16	112.00	UT	2.50	2.50
3	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00
4	0296	SHED METAL	0 100	20	35	700.00	UT	12.00	12.00
5	0060	CARPORT F	0 100	22	35	770.00	UT	5.00	5.00
6	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.03

REVIEW DATE 10/03/2019 BY KR

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,824	114.0000	107.16	302,620	2018	2018	0	0	0 11.00	89.00	
1 MANUF 1 - 100% - 1999												
Heated Area: 2306												
HX Base Yr 1999												



299 SW SUMMERHILL GLN, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	30	1979	1979	3	30	10,752	
2	0252	LEAN-TO W/	0 100	7	16	112.00	UT	2.50	2.50	100	2007	2007	3	100	280	
3	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0 100	20	35	700.00	UT	12.00	12.00	85	2007	2007	3	85	7,140	
5	0060	CARPORT F	0 100	22	35	770.00	UT	5.00	5.00	80	2007	2007	3	80	3,080	
6	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.03

Total Acres: 5.03 Total Land Value: 47,030 Market: 0 Agricultural: 0 Common: 47,030

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
3									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					269,332				
TOTAL MARKET OB/XF VALUE					24,752				
TOTAL LAND VALUE - MARKET					47,030				
TOTAL MARKET VALUE					341,114				
SOH/AGL Deduction					158,701				
ASSESSED VALUE					182,413				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					126,691				
TOTAL JUST VALUE					341,114				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					313,832				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19753	PUMP/UTPOL	30	07/17/2002
14626	M H	125	10/15/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0864/0402	7/31/1998	WD	Q	I	01	68,800	
GRANTOR: KAY BECKMAN							
GRANTEE: GREGORY & CHERYL BE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 FSP= N14 UOP= N12 W27 S12 E27\$ W27 S14 E27\$ W27 FOP= N14 W8 S14 E8\$ W8 UOP= N14 W4 S14 E4\$ W12 UCP= W24 S31 E24 N31\$ S31 E22 FOP= S12 E20 N12 W20\$ E40 N31\$ PTR= N30 BAS= N16 W24 S16 E24\$ S30\$.									

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