LOT 4 FRANK C CUMMINGS S/D UNIT
847-613, CT 1262-1991, WD 1327-5

MCCONNELL MABEL
175 NE FRONIE ST
LAKE CITY, FL 32055

2026

00-00-00-11209-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

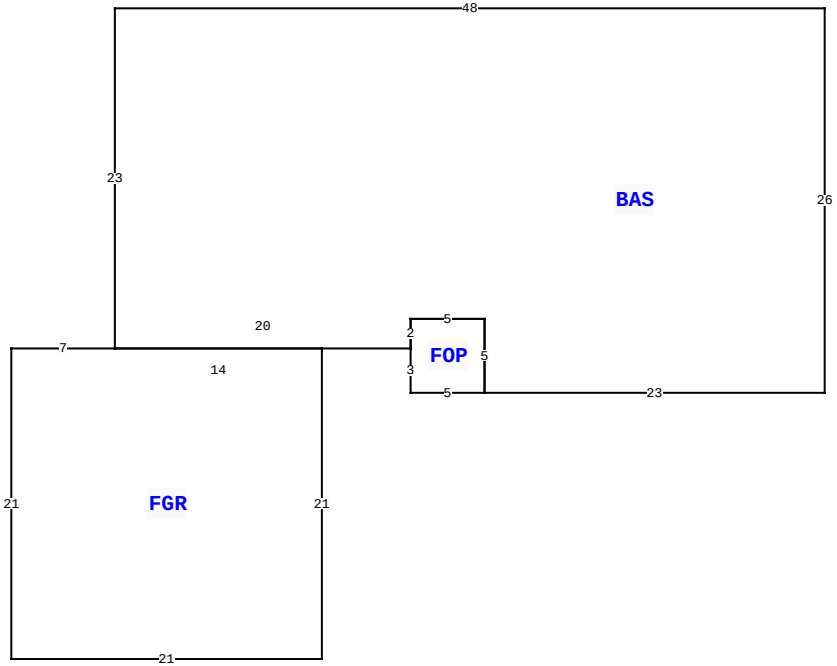
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,163	100		1,163	97,449
FGR	441	55		243	20,361
FOP	25	30		8	670
TOTALS	1,629			1,414	118,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,414	115.1000	128.91	182,279	1998	2005	10	0	0	25.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1163 HX Base Yr



175 NE FRONIE ST, LAKE CITY

BLD DATE	07/20/1998 CM	LGL DATE	
XF DATE	07/20/1998 CM	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	118,481
TOTAL MARKET OB/XF VALUE	3,073
TOTAL LAND VALUE - MARKET	4,200
TOTAL MARKET VALUE	125,754
SOH/AGL Deduction	0
ASSESSED VALUE	125,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,754
TOTAL JUST VALUE	125,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,033

LAND:1:1: 8399 SF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046517	Solar Power Syste	16,684	02/14/2023
1099	SFR	227	11/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/28	9/16/2024	WD	Q	I	01	172,500

GRANTOR: WAITE GARY L
GRANTEE: MCCONNELL MABEL

1399/0188	11/18/2019	WD	Q	I	01	84,500

GRANTOR: JEFFREY W SUTTON
GRANTEE: GARY L WAITE & RUBY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 FGR= W7 S21 E21 N21 W14$ E20 FOP= S3 E5 N5 W5 S2$ N2 E5 S5 E23 N26$.

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	715.00	UT	1.50	1.50	100	1998	1998	3	100	1,073	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,073

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	0000	C	VAC RES	0		*RSF-1	0.00	0.00	8,399.00	SF		1.00	1.00	1.00	0.50	0.50	4,200							

REVIEW DATE 01/02/2025 BY TP Total Acres: 0.19 Total Land Value: 4,200 Market: 0 Agricultural: 0 Common: 4,200 PRINTED 11/21/2025 BY SYS