NW DIV: W 25 FT OF LOT 2 & ALL O
BLOCK J.

GAINER THOMAS JR
316 NW FRONIE ST
LAKE CITY, FL 32055-1503

2026

00-00-00-11551-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

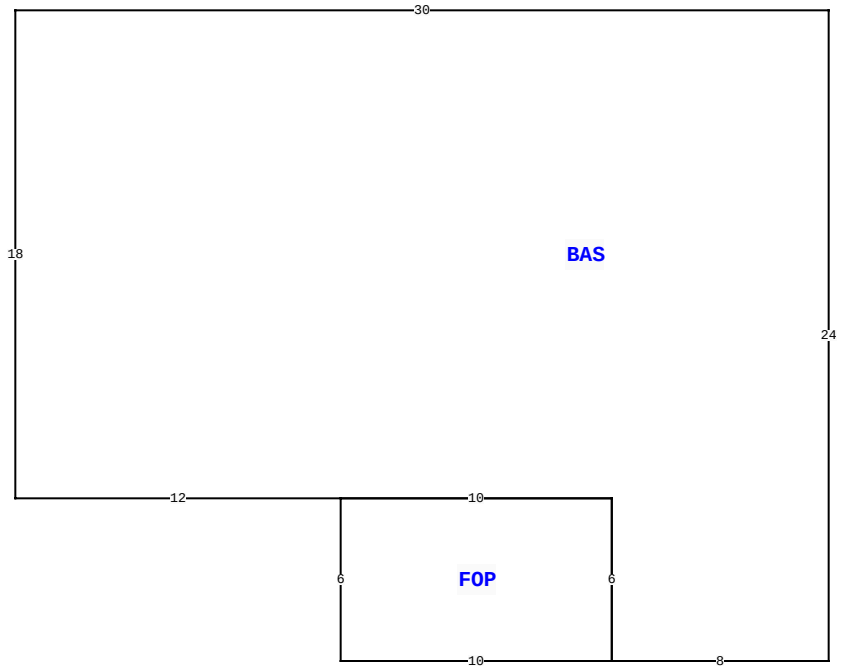
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	588	100		588	45,341
FOP	60	30		18	1,388
TOTALS	648			606	46,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	606	125.1800	140.20	84,961	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2016 Heated Area: 588 HX Base Yr 2016



316 NW FRONIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		46,729
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		4,014
TOTAL MARKET VALUE		50,743
SOH/AGL Deduction		16,222
ASSESSED VALUE		34,521
TOTAL EXEMPTION VALUE	HX HB SX	34,521
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		50,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
520	ADDN SFR	100	01/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/2593	3/26/2015	WD	Q	I	01	33,000
GRANTOR: CORNERSTONE CONSTRUCT						
GRANTEE: THOMAS GAINER JR						
1287/0880	11/19/2014	QC	U	I	11	100
GRANTOR: NATHANIEL & TIMOTHEA						
GRANTEE: CORNERSTONE CONSTRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S18 E12 FOP= S6 E10N6 W10$ E10 S6 E8 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		*RSF-1	130.00	65.00	8,450.00	SF		1.00	1.00	0.95	0.50	0.48	4,014							

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.19 Total Land Value: 4,014 Market: 0 Agricultural: 0 Common: 4,014 PRINTED 11/18/2025 BY SYS