LOT 8 MAY-FAIR S/D UNIT 2.
800-2107, LE 1517-1263,

LAPHAM EDWARD F/LAPHAM KLAUDIA
119 SW FRITZ GLN
LAKE CITY, FL 32024

2026

02-4S-16-02911-208

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

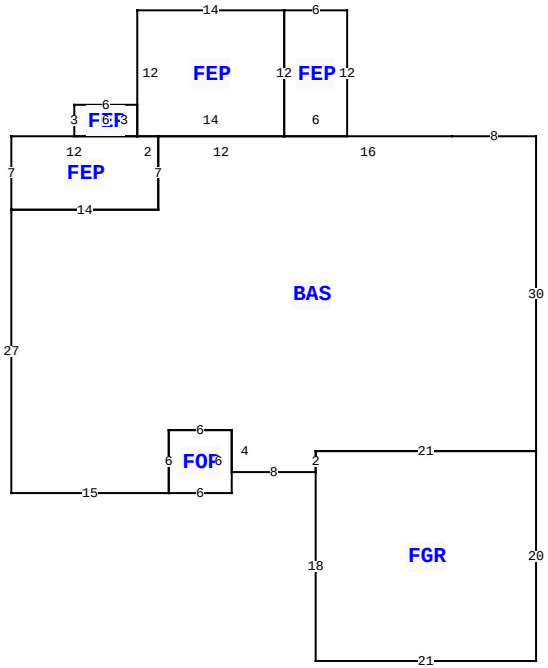
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100		1,466	127,399
FEP	18	80		14	1,217
FEP	72	80		58	5,040
FEP	98	80		78	6,778
FEP	168	80		134	11,645
FGR	420	55		231	20,074
FOP	36	30		11	956
TOTALS	2,278			1,992	173,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	117.7386	131.87	262,685	1994	1994	0	0	0	34.10	65.90

1 SINGLE FAM 100% - 1996 Heated Area: 1466 HX Base Yr 1996



119 SW FRITZ GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,109
TOTAL MARKET OB/XF VALUE		6,472
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		214,581
SOH/AGL Deduction		78,671
ASSESSED VALUE		135,910
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,188
TOTAL JUST VALUE		214,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35439	ADDN SFR	144	06/13/2017
8373	SFR	43,000	05/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/1263	6/18/2024	LE	U	I	14	0
GRANTOR: LAPHAM EDWARD (ENH LE						
GRANTEE: STEVENS TAMI (RMDR)						
0800/2107	1/23/1995	WD	Q	I		81,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: EDWARD F & KLAUDIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W8 W16 W12 S7 W14 S27 E15 N6 E6 S4 E8 N2 E21 N30 $
FGR=[ORIG=-21,32] S18 E21 N20 W21 S2 $
FEP=[ORIG=-18,0] N12 W6 S12 E6 $
FEP=[ORIG=-24,0] N12 W14 S12 E14 $
FEP=[ORIG=-36,0] W2 W12 S7 E14 N7 $
FOP=[ORIG=-35,34] E6 N6 W6 S6 $
FEP=[ORIG=-38,0] N3 W6 S3 E6 $
.

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	100	0	0	761.00	UT	1.50	1.50	100	0	0	3	100	1,142	
2	0166	CONC,PAVMT	0	100	12	30	360.00	UT	2.50	2.50	70	2009	2009	3	70	630	
3	0294	SHED WOOD/	0	100	10	20	200.00	UT	12.00	12.00	70	2009	2009	3	70	1,680	
4	0060	CARPORT F	0	100	24	30	720.00	UT	3.50	3.50	100	2019	2019	3	100	2,520	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,472

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/25/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS