

LOT 1 UNIT 4 MAY-FAIR S/D.
813-1180, DC 912-1757, WD 1091-1

MUNN NANCY L
151 SW FRITZ GLN
LAKE CITY, FL 32024

2026

02-4S-16-02911-401



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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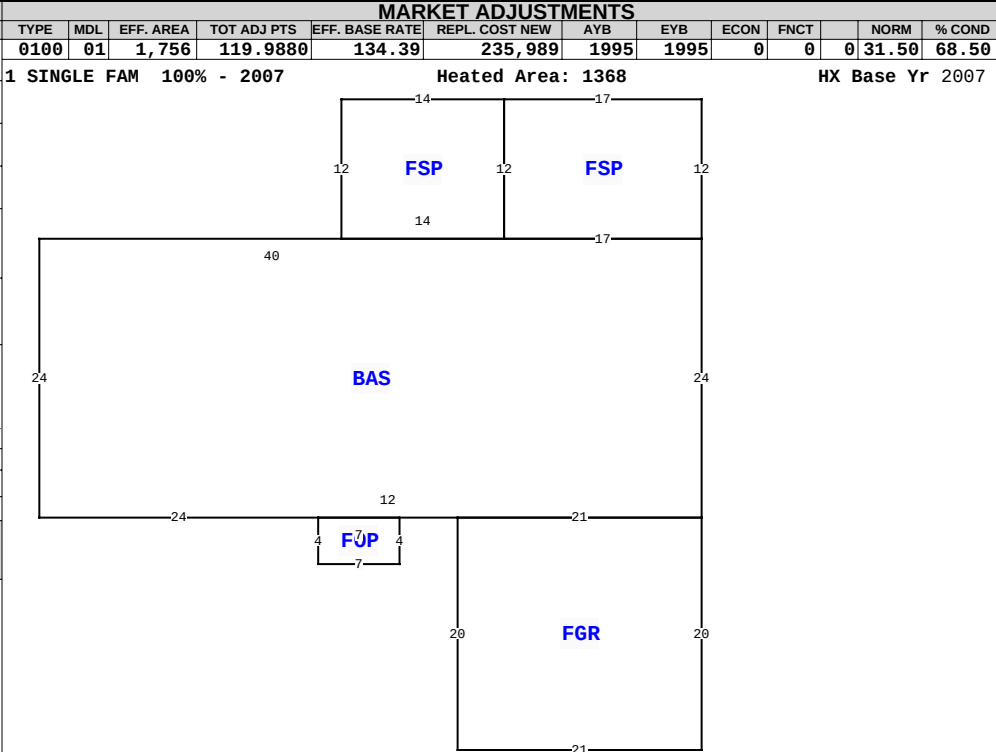
NEIGHBORHOOD/LOC	2416.0300	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	125,935
FGR	420	55		231	21,265
FOP	28	30		8	736
FSP	168	40		67	6,168
FSP	204	40		82	7,549

TOTALS	2,188			1,756	161,652
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC,PAVMT	0	100	0	0	1,695.00	UT	1.50
3	0060	CARPORT F	0	100	12	20	240.00	UT	4.50
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
5	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00
6	0030	BARN,MT	0	100	0	0	1.00	UT	8,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00



151 SW FRITZ GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		161,652	
TOTAL MARKET OB/XF VALUE		17,923	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		214,575	
SOH/AGL Deduction		73,718	
ASSESSED VALUE		140,857	
TOTAL EXEMPTION VALUE		HX HB SX	
BASE TAXABLE VALUE		40,135	
TOTAL JUST VALUE		214,575	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,053	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30484	MAINT/ALTR	40	09/24/2012
10046	SFR	230	08/08/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/67	4/21/2022	LE U	I	I	14	100
GRANTOR: MUNN NANCY L						
GRANTEE: MUNN CHAD E						
1091/1688	7/27/2006	WD	Q	I		185,000
GRANTOR: DARLENE MORRIS						
GRANTEE: NANCY L MUNN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 FSP= N12 W14 S12 E14\$ W40 S24 E24 FOP= S4 E7 N4 W7\$ E12 FGR= S20 E21 N20 W21\$ E21 N24\$ FSP= N12 W17 S12 E17\$.									