LOT 3 UNIT 4 MAY-FAIR S/D.
982-1872, DC 1352-1356, LE 1360-

VANDERGRIFT JULIA
189 SW FRITZ GLN
LAKE CITY, FL 32024

2026

02-4S-16-02911-403

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

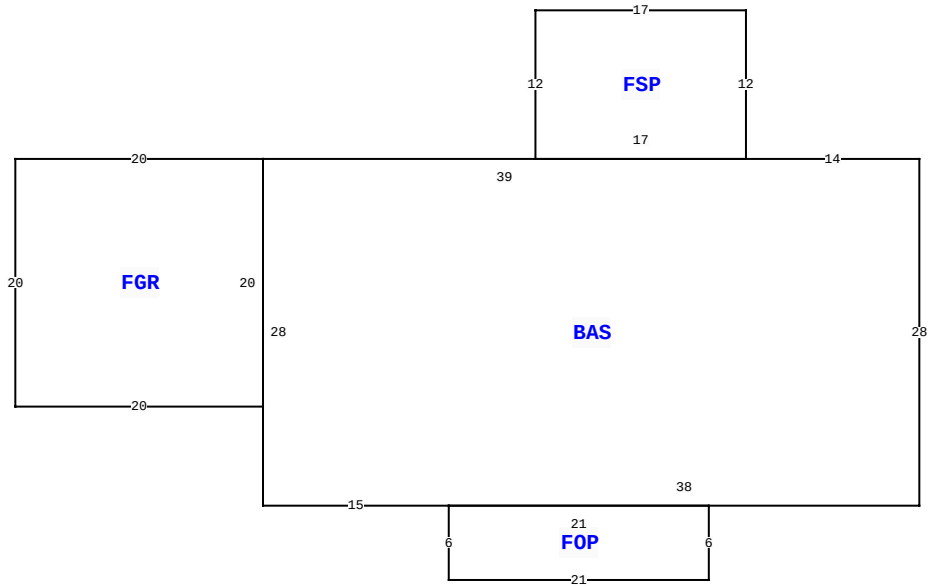
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	2416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	138,827
FGR	400	55		220	20,581
FOP	126	30		38	3,555
FSP	204	40		82	7,671
TOTALS	2,214			1,824	170,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,824	123.2840	138.08	251,858	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 2004 Heated Area: 1484 HX Base Yr 2004



189 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		170,634
TOTAL MARKET OB/XF VALUE		7,862
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		213,496
SOH/AGL Deduction		78,793
ASSESSED VALUE		134,703
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		78,981
TOTAL JUST VALUE		213,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31545	MAINT/ALTR	40	10/24/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1553/1017	10/30/2025	LE	U	I	14	100
GRANTOR: VANDERGRIFT JULIA E (						
GRANTEE: LAAKKONEN MARYBETH						
1360/0861	5/17/2018	LE	U	I	14	100
GRANTOR: JULIA VANDERGRIFT (LI						
GRANTEE: MARY LAAKKONEN & ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W17 S12 E17$ W39 FGR= W20 S20 E20 N20$ S28 E15 FOP= S6 E21 N6 W21$E38 N28$.

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	1,281.00	UT	1.50	1.50	100	1995	1995	3	100	1,922	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0296	SHED METAL	0	100	12	20	240.00	UT	11.00	11.00	100	2009	2009	3	100	2,640	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 7,862

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		00	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