

LOT 3 CYPRESS CREEK S/D.
826-1040, PB 848-518, 880-1516

FRAZIER DEVIN T
180 SW MERRIMACK PL
LAKE CITY, FL 32024

2026

03-4S-16-02739-103



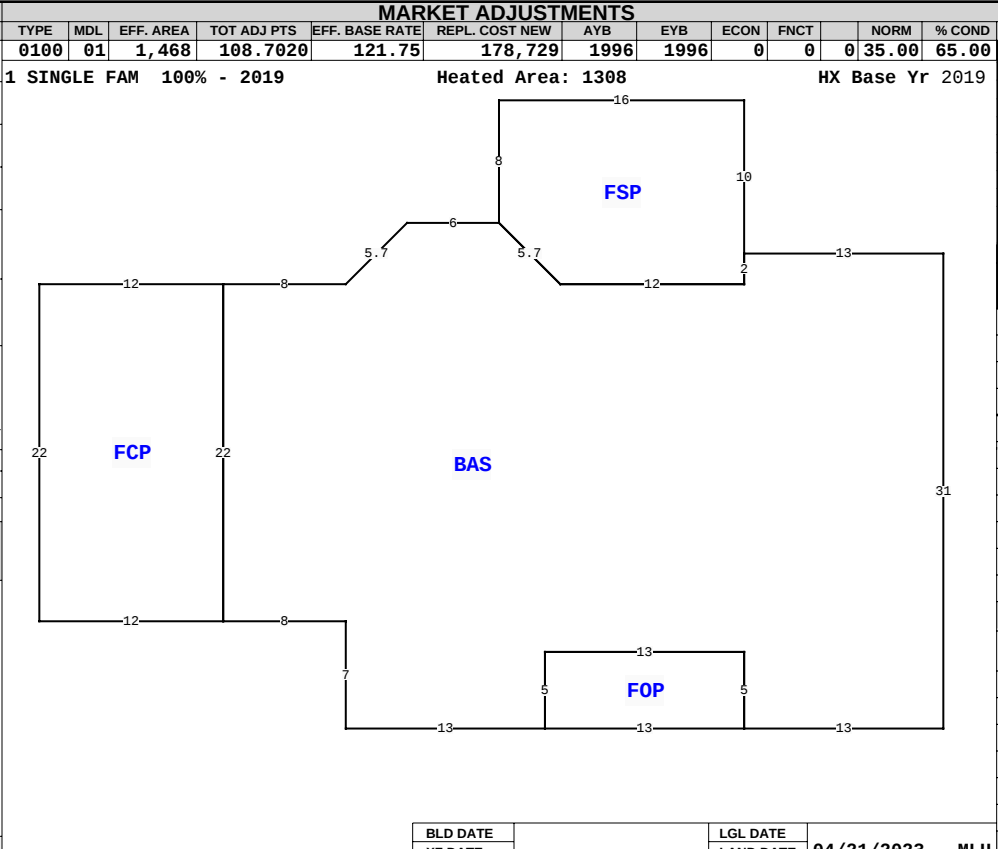
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100		1,308	103,512
FCP	264	25		66	5,223
FOP	65	30		20	1,583
FSP	184	40		74	5,857
TOTALS	1,821			1,468	116,174

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,178.00	UT	2.00
2	0120	CLFENCE 4	0	100	0	0	330.00	UT	7.50
3	0166	CONC, PAVMT	0	100	10	106	1,060.00	UT	3.00
4	0031	BARN, MT AE	0	100	25	30	750.00	UT	15.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

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



180 SW MERRIMACK PL, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/21/2023 MLU									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		116,174	
TOTAL MARKET OB/XF VALUE		18,346	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		153,020	
SOH/AGL Deduction		32,008	
ASSESSED VALUE		121,012	
TOTAL EXEMPTION VALUE		HX HB VX	
BASE TAXABLE VALUE		65,290	
TOTAL JUST VALUE		153,020	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		153,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10848	SFR	220	03/05/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1355/0672	3/12/2018	WD	Q	I	01
GRANTOR: SUSAN LYNN BROWN & TA					SALE PRICE
GRANTEE: DEVIN T FRAZIER					115,000
1260/0868	8/19/2013	LE	U	I	14
GRANTOR: SUSAN LYNN BROWN & TA					0
GRANTEE: MELISSA BROWN & ETA					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W13 FSP= N10 W16 S8 R4 D4 E12 N2\$ S2 W12 U4 L4 W6 L4 D4 W8 FCP= W12 S22 E12 N22\$ S22 E8 S7 E13 FOP= E13 N5 W13 S5\$ N5 E13 S5 E13 N31\$.									