COMM SW COR OF NW1/4, RUN N 775.
FT FOR POB, CONT E 225 FT, N 315
225 FT, S 315.51 FT TO POB. (AKA

FRAZE DAVID E/FRAZE SUSAN L
346 NW IVY GLEN
LAKE CITY, FL 32055

2026

05-3S-17-04843-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

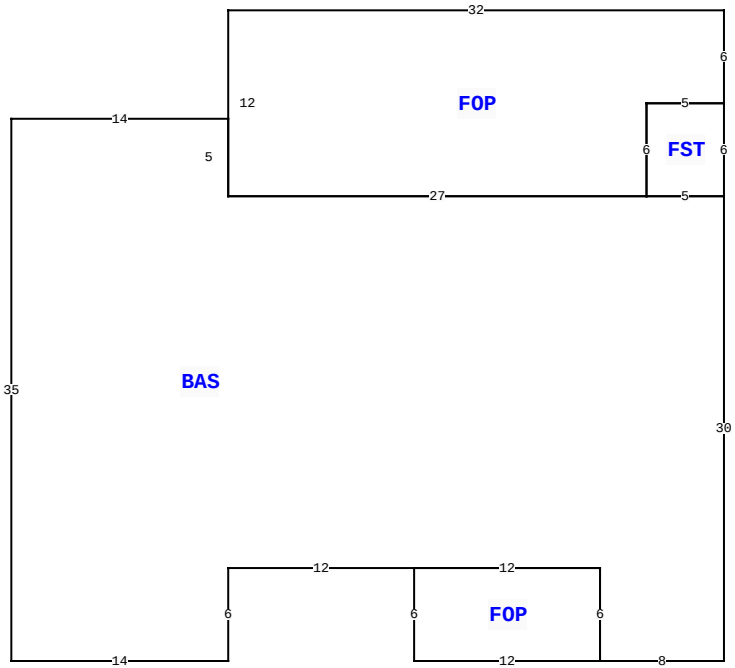
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 03
NEIGHBORHOOD/LOC	5317.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100		1,306	120,136
FOP	72	30		22	2,023
FOP	354	30		106	9,751
FST	30	55		16	1,472
TOTALS	1,762			1,450	133,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	126.3600	141.52	205,204	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1306 HX Base Yr



346 NW IVY GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,383
TOTAL MARKET OB/XF VALUE		46,175
TOTAL LAND VALUE - MARKET		19,560
TOTAL MARKET VALUE		199,118
SOH/AGL Deduction		74,453
ASSESSED VALUE		124,665
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,943
TOTAL JUST VALUE		199,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047001	Additions	30,000	04/19/2023
000045705	Roof Replacement	8,000	10/18/2022
40852	REMODEL	0	11/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/2659	1/28/2021	QC	U	I	11	100
GRANTOR: FRAZE SUSAN L FKA SUS						
GRANTEE: FRAZE DAVID E						
0780/0956	9/27/1993	QC	Q	I	01	0
GRANTOR: MITCHELL LEE						
GRANTEE: SUSAN LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 N5 W14 S35 E14 N6 E12 E12 S6 E8 N30 W5 $
FOP=[ORIG=0,0] N6 E5 N6 W32 S12 E27 $
FOP=[ORIG=-15,24] S6 E12 N6 W12 $
FST=[ORIG=5,0] W5 N6 E5 S6 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1987	1987	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	700	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2021	2020		100	3,000	
5	0280	POOL R/CON	0	100	16	36	576.00	UT	70.00	70.00	100	2021	2020		91	36,691	
6	0070	CARPORT UF	0	100	21	41	1.00	UT	2,400.00	2,400.00	100	2021	2020		100	2,400	
7	0252	LEAN-TO W/	0	100	16	41	1.00	UT	984.00	984.00	100	2021	2020		100	984	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	

LAND DESCRIPTION

TOTAL OB/XF 46,175

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/MH	0.00	0.00	1.63	AC		1.00	1.00	1.00	12,000.00	12,000.00	19,560							

REVIEW DATE 08/28/2023 BY jerry Total Acres: 1.63 Total Land Value: 19,560 Market: 0 Agricultural: 0 Common: 19,560 PRINTED 11/17/2025 BY SYS