

COMM 60 FT E OF NW COR OF SW1/4
246 FT, E 888 FT FOR POB, CONT E
FT, W 222 FT, N 196 FT TO POB (L

FRAME RANDY L
288 SW TINA GLN
LAKE CITY, FL 32024

2026

06-5S-17-09134-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 01
NEIGHBORHOOD/LOC	6517.0100 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	12,834
BAS	1,272	100		1,272	97,174
FCP	600	25		150	11,460
FST	72	55		40	3,056

TOTALS	2,112			1,630	124,523
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	
3	0169	FENCE/WOOD	0 100	0	0	400.00	UT	7.50	
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	
5	0040	BARN, POLE	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

REVIEW DATE	07/24/2017	BY	RP
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,630	104.9400	117.53	191,574	1972	1972	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 1997 Heated Area: 1440 HX Base Yr 1997												

288 SW TINA GLN, LAKE CITY	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0169	FENCE/WOOD	0 100	0	0	400.00	UT	7.50	7.50	60	1993	1993	3	60	1,800	
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF													4,300	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00				

Total Acres: 1.00	Total Land Value: 20,000	Market: 0	Agricultural: 0	Common: 20,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		124,523			
TOTAL MARKET OB/XF VALUE		4,300			
TOTAL LAND VALUE - MARKET		20,000			
TOTAL MARKET VALUE		148,823			
SOH/AGL Deduction		86,074			
ASSESSED VALUE		62,749			
TOTAL EXEMPTION VALUE		HX HB WR 42,749			
BASE TAXABLE VALUE		20,000			
TOTAL JUST VALUE		148,823			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		148,823			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0919/0206	1/27/2001	QC	Q	I	01	14,000	
GRANTOR: TERESA G BREWER							
GRANTEE: FRAME RANDY L							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W32 S24 E56 FCP= E25 N24 W25 S24\$ N18 FST= N6 W12 S6 E12\$ W12 N6 BAS= N14 W12 S14 E12\$ W12\$.									