LOT 8 GRASSLAND ACRES S/D.
677-177, CT 816-1419, WD 1102-12

FRAZIER JOE/FRAZIER VANDA
324 SW GRASSLAND WAY
LAKE CITY, FL 32024

2026

07-5S-16-03487-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

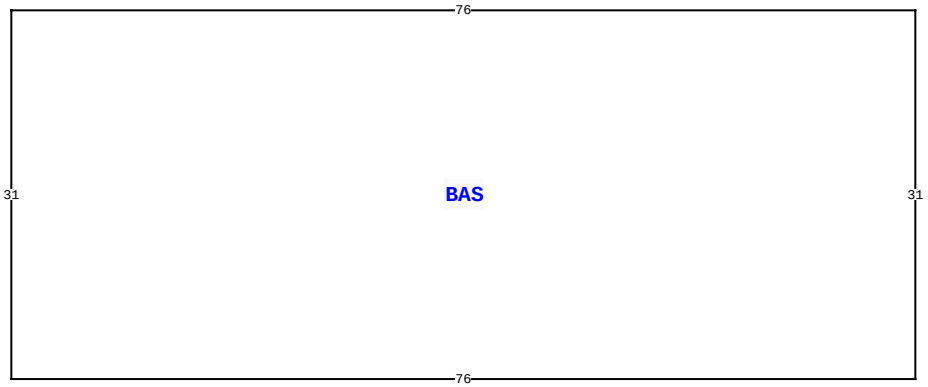
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	138,741
TOTALS	2,356			2,356	138,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	107.07	252,257	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 2356 HX Base Yr 2020



324 SW GRASSLAND WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,741
TOTAL MARKET OB/XF VALUE		10,900
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		204,641
SOH/AGL Deduction		63,069
ASSESSED VALUE		141,572
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,850
TOTAL JUST VALUE		204,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,209

PRMT:2:1: K. LAKE
XFOB:1:1: GUER M H
PRMT:1:1: MILLER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042803	Roof Replacement	4,990	09/22/2021
26946	M H	514	04/23/2008
13065	M H	125	09/16/1997
11314	M H	125	06/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/2725	9/26/2017	WD	U	I	12	99,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: JOE & VANDA FRAZIER						
1338/2661	6/13/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: 21 ST MORTGAGE CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	2008	2008	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 10,900

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/02/2022 BY JS Total Acres: 5.95 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS