



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	06	BD/BATTEN 100	0100	01	959	55.4580	62.11	59,563	1946	1946	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 1997														Heated Area: 928												
Roof Cover	01	MINIMUM 100															HX Base Yr 1997												
Interior Wall	02	WALL BD/WD 100															BAS												
Interior Floop	09	PINE WOOD 100															UST												
Air Condition	02	WINDOW 100															BAS												
Heating Type	01	NONE 100															UST												
Bedrooms	3	100															UOP												
Bathrooms	2	100															UOP												
Frame	01	NONE 100															UOP												
Stories	1.	1. 100															UOP												
Architectural	05	CONV 100															UOP												
Units	0	100															UOP												
Condition Adj	02	02 100	UOP																										
Kitchen Adjus	01	01 100	UOP																										
Quality			01	01																									
DOR CODE			5000 IMPROVED AG																										
MAP NUM			03																										
NEIGHBORHOOD/LOC			8317.00 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	80	100		80	3,230																								
BAS	848	100		848	34,235																								
UOP	84	20		17	686																								
UST	32	45		14	566																								
TOTALS			1,044		959	38,716																							
EXTRA FEATURES						755 NE FRAZIER LN, LAKE CITY																							
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	0040	BARN, POLE	0 100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	250														
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200														
3	0294	SHED WOOD/	0 100	10	10	100.00	UT	7.50	7.50	100	2000	2000	3	100	750														
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200														
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50														
6	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50														
8	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100														
9	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600														
TOTAL OB/XF 10,200																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000												
2	5500	A	TIMBER 2	0		00	0.00	0.00	15.00	AC		1.00	1.00	1.00	445.00	445.00	6,675												
3	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	40.00	40.00	160												
4	9910	M	MKT. VAL. AG	0		00	0.00	0.00	19.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	114,000												
REVIEW DATE 08/11/2015 BY DF Total Acres: 20.00 Total Land Value: 9,835 Market: 114,000 Agricultural: 6,835 Common: 3,000 PRINTED 11/18/2025 BY SYS																													