COMM SW COR OF NW1/4 OF NE1/4, R
207.56 FT FOR POB, CONT N 317.44
FT, S 644.97 FT TO N R/W FRAZIER

TOMLIN TEDDY LYNDELL JR/TOMLIN CORTNEY
441 NE FRAZIER LN
LAKE CITY, FL 32055

2026

08-3S-17-04915-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

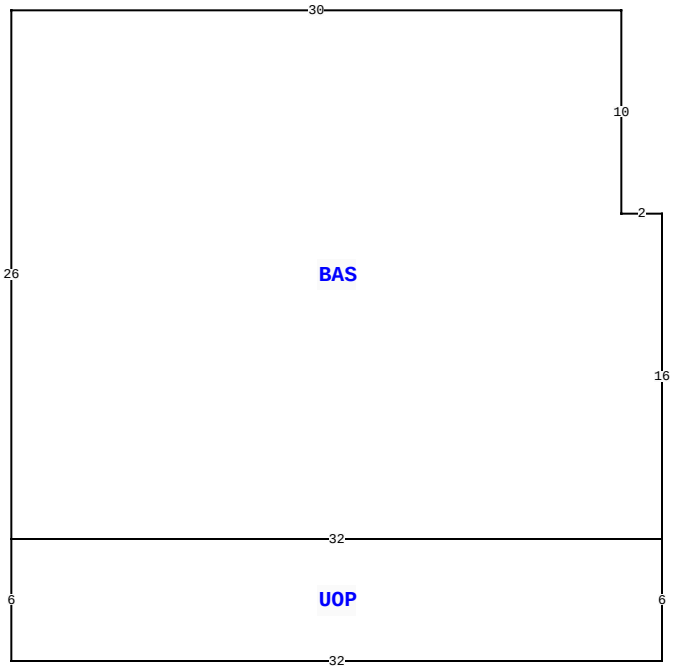
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	8317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100		812	28,665
UOP	192	20		38	1,341
TOTALS	1,004			850	30,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	850	70.0474	78.45	66,682	1960	1960	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2024 Heated Area: 812 HX Base Yr



483 NE FRAZIER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	92,361
TOTAL MARKET OB/XF VALUE	5,862
TOTAL LAND VALUE - MARKET	32,695
TOTAL MARKET VALUE	112,258
SOH/AGL Deduction	0
ASSESSED VALUE	112,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,258
TOTAL JUST VALUE	130,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20630	M H	125	04/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/315	8/29/2025	WD	U	I	11	100
GRANTOR: TOMLIN TEDDY LYNDELL						
GRANTEE: TOMLIN TEDDY LYNDEL						
1494/1721	7/12/2023	WD	U	I	11	100
GRANTOR: STALVEY GEORGIA MARIE						
GRANTEE: TOMLIN TEDDY LYNDEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S26 UOP= S6 E32 N6 W32$ E32N16 W2 N10$.

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	0294	SHED WOOD/	0	0	11	24	1.00	UT	0.00	0.00	100	2003	2003	3	100	462	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,862

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	0		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,695							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
3	6200	A	PASTURE 3	0					3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
4	9910	M	MKT.VAL.AG	0					3.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	19,500							

REVIEW DATE 08/11/2015 BY DF Total Acres: 5.03 Total Land Value: 14,035 Market: 19,500 Agricultural: 840 Common: 13,195 PRINTED 11/06/2025 BY SYS

COMM SW COR OF NW1/4 OF NE1/4, R
207.56 FT FOR POB, CONT N 317.44
FT, S 644.97 FT TO N R/W FRAZIER

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2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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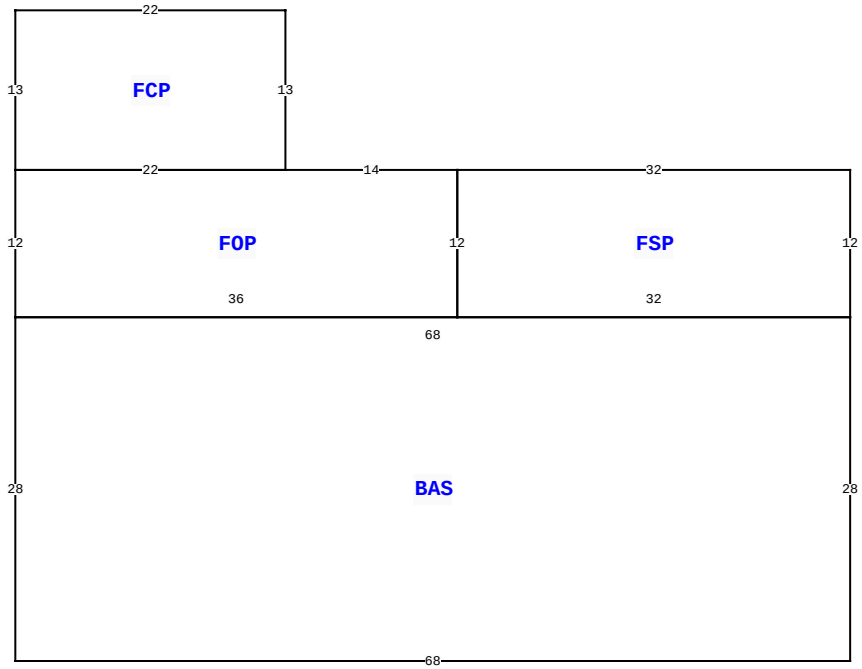
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	8317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100		1,904	52,048
FCP	286	25		72	1,968
FOP	432	35		151	4,128
FSP	384	40		154	4,210
TOTALS	3,006			2,281	62,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,281	113.9000	68.34	155,884	2002	2002	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 1904 HX Base Yr



483 NE FRAZIER LN, LAKE CITY

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GRANTOR: STALVEY GEORGIA MARIE						
GRANTEE: TOMLIN TEDDY LYNDEL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N12 W32 FOP= W14 FCP= N13 W22 S13 E22$ W22 S12 E36
N12$S12 E32$ BAS= W68 S28 E68 N28$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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