COMM NW COR OF SE1/4 OF SW1/4, R
E 488.25 FT FOR POB, CONT E 129.
E 498.08 FT, S 65 DEG W 120.0 FT

FRISBEE JOSEPH C/FRISBEE KIMBERLY ROUNTREE
269 NE FOUR SEASONS DR
LAKE CITY, FL 32055

2026

10-3S-18-10269-037

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

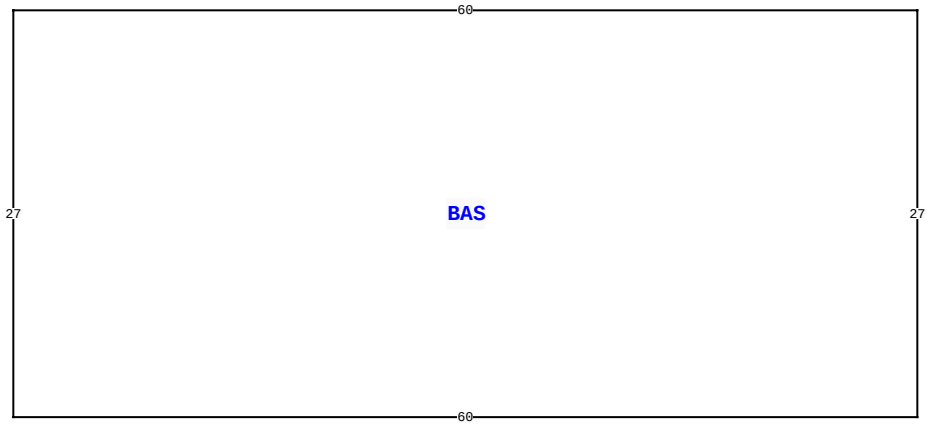
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	10318.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	98,750
TOTALS	1,620			1,620	98,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	117.9000	110.83	179,545	2002	2002	0	0	0	45.00	55.00

2 MANUF 1 100% - 2016 Heated Area: 1620 HX Base Yr 2016



269 NE FOUR SEASONS DR, 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		98,750
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		7,738
TOTAL MARKET VALUE		114,788
SOH/AGL Deduction		56,032
ASSESSED VALUE		58,756
TOTAL EXEMPTION VALUE	HX HB	33,756
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,788

XFOB:1:1: FERNWOOD/TIFFANY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31670	M H	375	01/06/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/0255	10/19/2016	QC	U	I	11	100

GRANTOR: JOSEPH C FRISBEE
GRANTEE: JOSEPH CHRISTY & KI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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
1	0200	C	MBL HM	100		00	0.00	0.00	1.06	AC		1.00	1.00	1.00	7,300.00	7,300.00	7,738							

REVIEW DATE 09/22/2015 BY DF Total Acres: 1.06 Total Land Value: 7,738 Market: 0 Agricultural: 0 Common: 7,738 PRINTED 11/20/2025 BY SYS