LOT 6 OAKS OF LAKE CITY PHS 1.

WD 1299-2716,

FRAZIER CHRISTOPHER B/FRAZIER DONNA M
3101 SW CUSTOM MADE CIR
LAKE CITY, FL 32024

2026

18-5S-17-09280-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

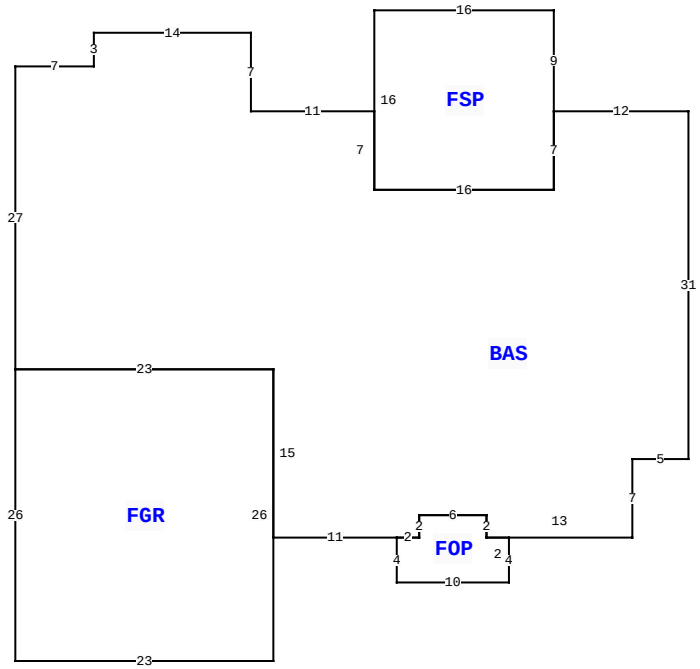
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100		1,902	246,988
FGR	598	55		329	42,723
FOP	52	30		16	2,078
FSP	256	40		102	13,245
TOTALS	2,808			2,349	305,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	127.4130	142.70	335,202	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1902 HX Base Yr 2017



3101 SW CUSTOM MADE CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		305,034
TOTAL MARKET OB/XF VALUE		34,082
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		409,116
SOH/AGL Deduction		142,029
ASSESSED VALUE		267,087
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,365
TOTAL JUST VALUE		409,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045633	Swimming Pool and	81,000	10/06/2022
33465	SFR	717	10/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/2716	8/19/2015	WD	Q	V	01	29,000

GRANTOR: OAKS OF LAKE CITY LLC

GRANTEE: CHRISTOPHER B & DON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N9 W16 S16 E16 N7$ S7 W16 N7 W11 N7 W14 S3 W7 S27 FGR= S26 E23 N26 W23$ E23 S15 E11 FOP= S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E13 N7 E5 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	0166	CONC,PAVMT	0	100	0	0	2,032.00	UT	2.00	2.00	100	2016	2016	3	100	4,064	
2	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 34,082

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	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 02/21/2023 BY HC Total Acres: 1.98 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2025 BY SYS