NE1/4 OF LOT 5 VALLEY PARK S/D.
456-514, 749-962, 758-2187,

FRAMPTON WILLIAM ROGER
122 NW CONCRETE WAY
LAKE CITY, FL 32055

2026

19-3S-17-05108-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

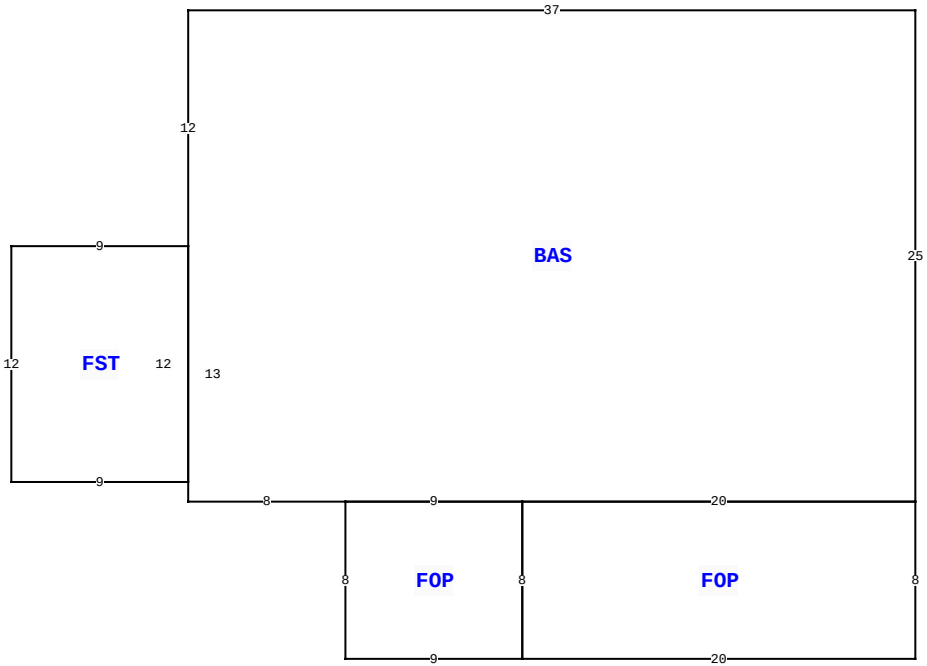
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	19317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100		925	20,448
FOP	72	30		22	486
FOP	160	30		48	1,061
FST	108	55		59	1,304
TOTALS	1,265			1,054	23,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,054	98.6850	110.53	116,499	1950	1950	0	0	50	35.00	20.00

1 SINGLE FAM 100% - 2014 Heated Area: 925 HX Base Yr 2014



122 NW CONCRETE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		23,300
TOTAL MARKET OB/XF VALUE		1,662
TOTAL LAND VALUE - MARKET		2,506
TOTAL MARKET VALUE		27,468
SOH/AGL Deduction		8,867
ASSESSED VALUE		18,601
TOTAL EXEMPTION VALUE	HX HB	18,601
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		27,468

SALE:1:1: NE1/2 LOT 5, VALLEY PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1256/1241	6/19/2013	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: WILLIAM ROGER						
1233/2398	4/19/2012	WD	U	I	11	100
GRANTOR: C A & JOAN D BOONE						
GRANTEE: WILLIAM ROGER & DAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S12 FST= W9 S12 E9N12$ S13 E8 FOP= S8 E9 N8 W9$ E9
FOP= S8 E20 N8 W20$ E20 N25$.

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	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0260	PAVEMENT-A	0	100	80	9	720.00	UT	1.10	1.10	100	2002	2002	3	100	792	
3	0252	LEAN-TO W/	0	100	5	12	60.00	UT	2.00	2.00	100	2002	2002	3	100	120	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,662

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			0.00	0.00	10,025.00	SF		1.00	1.00	1.00	0.25	0.25	2,506							

REVIEW DATE 08/18/2015 BY DF Total Acres: 0.23 Total Land Value: 2,506 Market: 0 Agricultural: 0 Common: 2,506 PRINTED 11/19/2025 BY SYS