AKA TRACT 10 SUN PARK WOODS UNRE
COMM NW COR OF SW1/4 OF NW1/4, S
TROY RD, N 71 DEG E E 268.26 FT,

FRANKS BRADLEY/FRANKS KRISTEN
1886 SW SALEM RD
LAKE CITY, FL 32024

2026

19-4S-16-03062-210

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	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
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
Quality	05	05

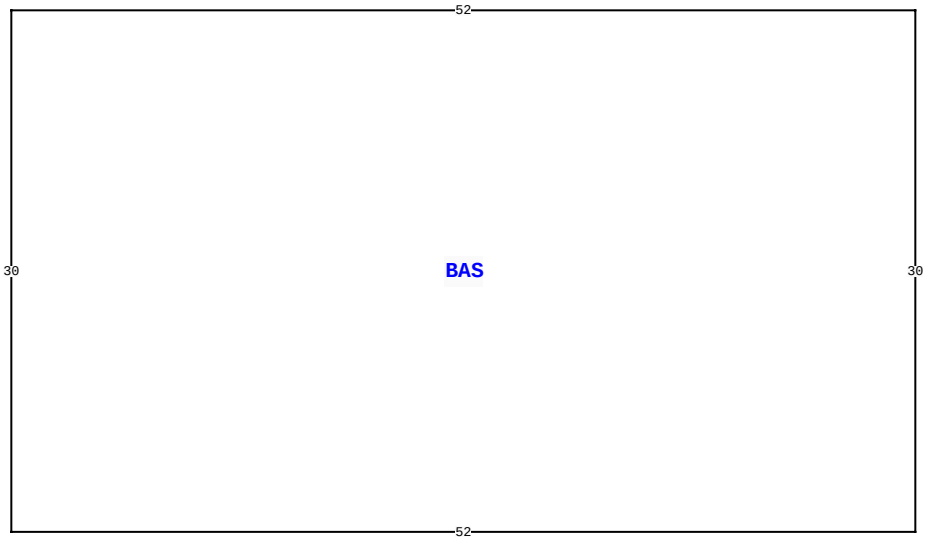
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 19416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	102,506
TOTALS	1,560			1,560	102,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	114.6000	107.72	168,043	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2023 Heated Area: 1560 HX Base Yr 2023



1886 SW SALEM RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,506
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		164,640
TOTAL MARKET VALUE		198,046
SOH/AGL Deduction		28,557
ASSESSED VALUE		169,489
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,767
TOTAL JUST VALUE		275,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042836	Roof Replacement	9,130	09/27/2021
28610	M H	491	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/1341	10/27/2022	QC	U	I	11	100
GRANTOR: FRANKS BRADLEY						
GRANTEE: FRANKS BRADLEY						
1459/2156	2/15/2022	WD	Q	I	01	175,000
GRANTOR: STROTHERS STEVEN						
GRANTEE: FRANKS BRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0080	DECKING	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	100		A-1	0.00	0.00	10.58	AC		1.00	1.00	1.00	8,000.00	8,000.00	84,640							
2	6200	A	PASTURE 3	100			0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	9910	M	MKT.VAL.AG	100					10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							

REVIEW DATE 04/29/2025 BY KS Total Acres: 20.58 Total Land Value: 87,440 Market: 80,000 Agricultural: 2,800 Common: 84,640 PRINTED 11/18/2025 BY SYS