S 63 FT OF LOT 39 PINE NEEDLES E

789-2365,827-1016, LE 1012-2649,

FRASER FAY REVOCABLE TRUST LIVING TRUST DATED JANU
1774 HOLTON ROAD
LAKELAND, FL 33810

2026

20-3S-17-05283-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

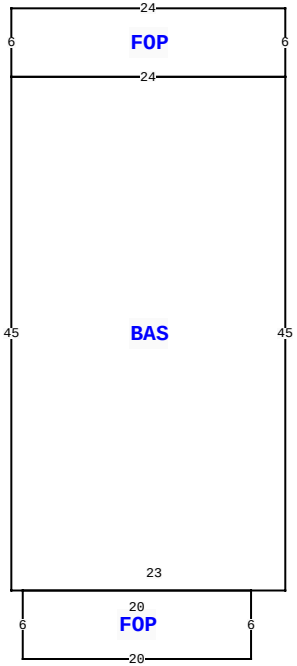
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	66,585
FOP	120	30		36	2,220
FOP	144	30		43	2,651
TOTALS	1,344			1,159	71,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,159	84.6855	94.85	109,931	1949	1949	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1080 HX Base Yr



1839 N US HIGHWAY 441 , 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	71,455
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	9,525
TOTAL MARKET VALUE	81,380
SOH/AGL Deduction	0
ASSESSED VALUE	81,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,380
TOTAL JUST VALUE	81,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,380

BLDG:2:1: HARB MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14123	REMODEL	190	06/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/2105	1/30/2025	QC	U	I	11	100
GRANTOR: FRASER FAY						
GRANTEE: FRASER FAY REVOCABL						
1287/0978	12/29/2014	WD	U	I	12	40,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: FAY FRASER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N6 W24 S6 E24$ BAS= W24 S45 E1 FOP= S6 E20 N6 W20$ E23 N45$.

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	10	13	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0		00	0.00	0.00	12,700.00	SF		1.00	1.00	1.50	0.50	0.75	9,525							

REVIEW DATE 08/31/2015 BY DF Total Acres: 0.29 Total Land Value: 9,525 Market: 0 Agricultural: 0 Common: 9,525 PRINTED 11/07/2025 BY SYS