COMM NW COR OF SW1/4, RUN E 708.
OF US-441, RUN SE ALONG R/W 610
FOR POB, CONT SW 190 FT, NW 315

FRISINA KAY G
169 SW SPARTAN LN
LAKE CITY, FL 32025

**2026**

**21-4S-17-08646-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

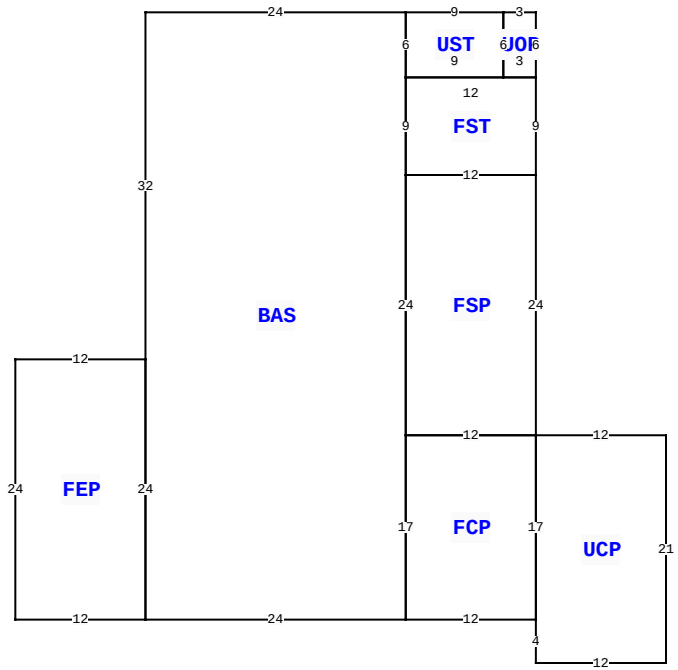
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 21417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | | 1,344 | 29,643 |
| FCP | 204 | 25 | | 51 | 1,125 |
| FEP | 288 | 85 | | 245 | 5,404 |
| FSP | 288 | 40 | | 115 | 2,536 |
| FST | 108 | 55 | | 59 | 1,301 |
| UCP | 252 | 20 | | 50 | 1,103 |
| UOP | 18 | 25 | | 4 | 88 |
| UST | 54 | 45 | | 24 | 529 |
| TOTALS | 2,556 | | | 1,892 | 41,730 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,892 | 91.9000 | 55.14 | 104,325 | 1974 | 1974 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2024 Heated Area: 1344 HX Base Yr 2024




169 SW SPARTAN LN, 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 | | 41,730 |
| TOTAL MARKET OB/XF VALUE | | 7,500 |
| TOTAL LAND VALUE - MARKET | | 12,600 |
| TOTAL MARKET VALUE | | 61,830 |
| SOH/AGL Deduction | | 5,055 |
| ASSESSED VALUE | | 56,775 |
| TOTAL EXEMPTION VALUE | HX HB WX | 36,775 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 61,830 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 61,830 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046619 | Electrical Servic | 0 | 03/01/2023 |
| 7159 | RECONNECT | 60 | 05/13/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1490/544 | 4/27/2023 | QC | U | I | 30 | 0 |
| GRANTOR: BARBER CHRISTIAN | | | | | | |
| GRANTEE: FRISINA KAY G | | | | | | |
| 1423/1962 | 11/09/2020 | WD | U | I | 30 | 30,000 |
| GRANTOR: KAY G FRISINA | | | | | | |
| GRANTEE: CHRISTIAN & KALI LO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S32 FEP= W12 S24 E12 N24$ S24 E24 FCP= E12 UCP= S4 E12 N21 W12 S17 $ N17 W12 S17$ N17 FSP= E12 N24 W12S24$ N24 FST= E12 N9 W12 S9$ N9 UST= E9 UOP= E3 N6 W3 S6$N6 W9 S6$ N6$.

## 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 | 12 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 500 | |
| 2 | 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 7,500

| 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 | 0.84 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 12,600 | | | | | | | |

REVIEW DATE 03/14/2023 BY TW Total Acres: 0.84 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 11/19/2025 BY SYS