

COMM NW COR OF SW1/4, RUN E 708.
SW R/W OF US-441, RUN S 33 DG E
S 5 DG W 36.24 FT, S 56 DG W 107

FRISINA KERRY ANN
171 SW SPARTAN LN
LAKE CITY, FL 32025

2026

21-4S-17-08646-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	31	VINYL SID 100	0201	02	1,466	106.1100	99.74	146,219	2004	2004	0	0	0	45.00	55.00														
Roof Structur	03	GABLE/HIP 100	1 MANUF 1 100% - 2007														Heated Area: 1296 HX Base Yr 2007												
Roof Cover	14	PREFIN MT 100	48 27 27 48 20 10 10 20 BAS FEP																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
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		03 03																											
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	1,296	100		1,296	71,095																								
FEP	200	85		170	9,326																								
TOTALS	1,496			1,466	80,420																								
EXTRA FEATURES						171 SW SPARTAN LN, LAKE CITY																							
L N	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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300													
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400													
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200													
5	0060	CARPORT F	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2022	2021		100	4,200													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.53	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,950												
REVIEW DATE 02/13/2025 BY tommy Total Acres: 0.53 Total Land Value: 7,950 Market: 0 Agricultural: 0 Common: 7,950 PRINTED 11/19/2025 BY SYS																													