LOT 13 VILLAGE ON THE GREEN
S/D. ORB 626-512,773-452,843-
1657,WD 1028-610,WD 1066-589,

CRESPO GAYLE W
1575 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02307-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

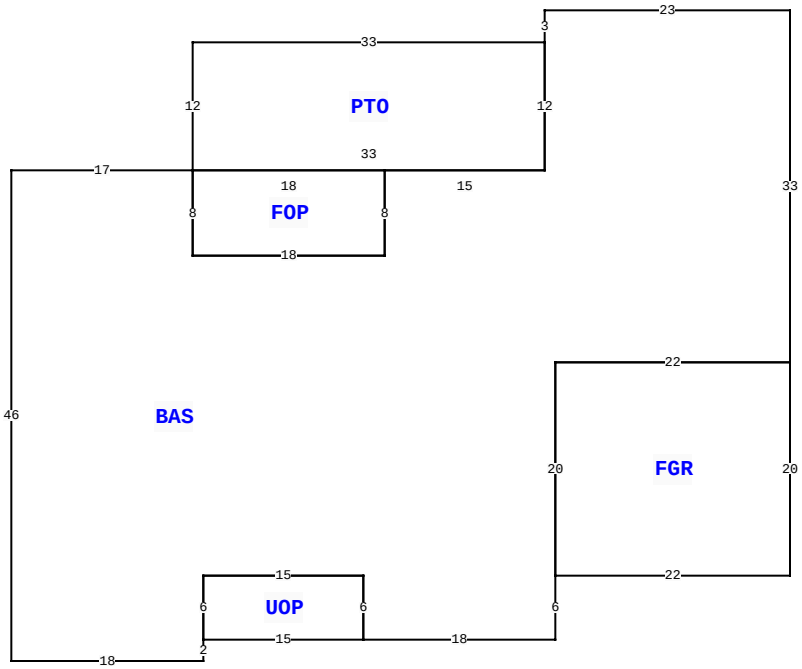
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,787	100		2,787	274,040
FGR	440	55		242	23,795
FOP	144	30		43	4,228
PTO	396	5		20	1,967
UOP	90	20		18	1,770
TOTALS	3,857			3,110	305,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,110	129.1070	144.60	449,706	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2013 Heated Area: 2787 HX Base Yr 2013



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

1575 NW FRONTIER DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		305,800
TOTAL MARKET OB/XF VALUE		26,993
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		353,793
SOH/AGL Deduction		114,517
ASSESSED VALUE		239,276
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,554
TOTAL JUST VALUE		353,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31382	MAINT/ALTR	0	08/22/2013
15016	POOL	120	02/01/1999
7016	SFR	70,000	04/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/1664	7/08/2011	WD	Q	I	01	260,000
GRANTOR: MARVIN & MARY SLAY						
GRANTEE: GAYLE W CRESPO						
1176/1473	7/06/2009	WD	U	I	12	220,000
GRANTOR: CAMPUS USA CREDIT UNI						
GRANTEE: MARVIN & MARY SLAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S3 PTO= W33 S12 E33N12$ S12 W15 FOP= W18 S8 E18N8$ S8 W18 N8 W17 S46 E18 N2 UOP= E15 N6 W15 S6$ N6 E15 S6 E18 N6 FGR= E22 N20 W22 S20$ N20 E22 N33$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,949.00	UT	1.40	1.40	100	0	0	3	100	2,729	
3	0280	POOL R/CON	0	100	15	28	420.00	UT	70.00	70.00	100	1999	1999	3	40	11,760	
4	0282	POOL ENCL	0	100	33	48	1,584.00	UT	15.00	15.00	100	1999	1999	3	40	9,504	
5	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 26,993

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		RSF-	2120.00	183.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.50 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 10/10/2025 BY SYS