LOT 20 VILLAGE ON THE GREEN S/D.
664-449, 686-509, 760-2073, DC 1

HILL BOBBY JOE AND GERRY ANN REVOCABLE LIVING TRUS
1428 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02307-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

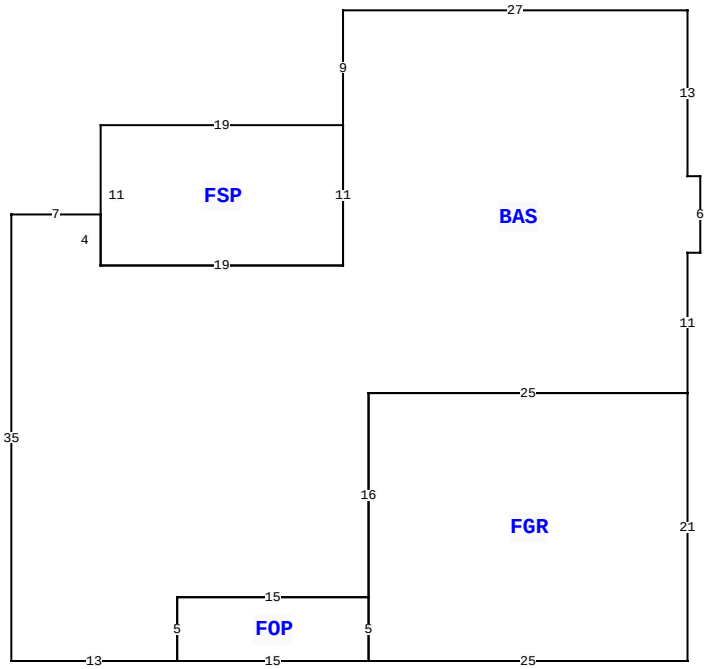
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,617	100		1,617	153,809
FGR	525	55		289	27,489
FOP	75	30		22	2,092
FSP	209	40		84	7,990
TOTALS	2,426			2,012	191,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,012	126.7596	141.97	285,644	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2024 Heated Area: 1617 HX Base Yr 2024



1428 NW FRONTIER DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,381
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		235,621
SOH/AGL Deduction		144,050
ASSESSED VALUE		91,571
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,849
TOTAL JUST VALUE		235,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31765	MAINT/ALTR	65	02/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1501/456	10/10/2023	QC	U	I	11	100
GRANTOR: HILL BOBBY J						
GRANTEE: HILL BOBBY JOE AND						
1482/1316	12/22/2022	WD	Q	I	01	265,000
GRANTOR: LUMPKINS CAROLYN A						
GRANTEE: HILL BOBBY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S9 FSP= W19 S11 E19 N11$ S11 W19 N4 W7 S35 E13 FOP= E15 N5 W15 S5$ N5 E15 FGR= S5 E25 N21 W25 S16$ N16E25 N11 E1 N6 W1 N13$.

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	0166	CONC,PAVMT	0	100	16	100	1,600.00	UT	1.40	1.40	100	0	0	3	100	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	0140	C	SFR GOLF	100		RSF-	2129.00	155.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.46 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/20/2025 BY SYS