LOT 23 VILLAGE ON THE GREEN
S/D. 632-207, 882-873,
DC 1090-2569, WD 1094-1713,

PAX JOHN ANTHONY & SONDRA S/PAX SONDRA S
1506 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02307-123

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	02	WOOD FRAME 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

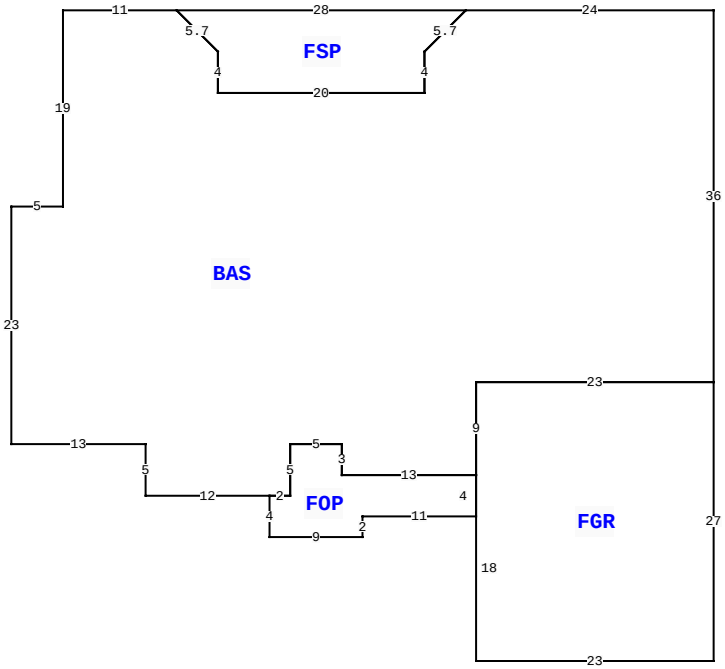
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 26316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,556	100		2,556	265,294
FGR	621	55		342	35,497
FOP	109	30		33	3,425
FSP	176	40		70	7,265
TOTALS	3,462			3,001	311,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,001	123.5586	138.39	415,308	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2020 Heated Area: 2556 HX Base Yr 2020



1506 NW FRONTIER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		311,481
TOTAL MARKET OB/XF VALUE		8,073
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		361,554
SOH/AGL Deduction		152,815
ASSESSED VALUE		208,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,017
TOTAL JUST VALUE		361,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,977

SALE:1:1: 2 PARCEL ON SAME DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051528	Generator	0	11/15/2024
000041323	Screen Enclosure	6,727	02/15/2021
41323	ADD	515	02/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/0078	7/29/2019	WD	Q	I	01	279,000
GRANTOR: JONI MALPHRUS & LINDA						
GRANTEE: JOHN ANTHONY & SOND						
0882/0873	6/10/1999	WD	Q	V		33,500
GRANTOR: DAVIES						
GRANTEE: JEAN P WARD AS TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W28 D4 R4 S4 E20 N4 R4 U4 $ D4 L4 S4 W20 N4 L4 U4 W11 S19 W5 S23 E13 S5 E12 FOP= S4 E9 N2 E11 N4 W13 N3 W5 S5 W2$ E2 N5 E5 S3 E13 FGR= S18 E23 N27 W23 S9$ N9 E23 N36$.

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	0	0	1,882.00	UT	1.50	1.50	100	2000	2000	3	100	2,823	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
3	0282	POOL ENCL	0	100	30	12	360.00	UT	15.00	15.00	100	2022	2021		75	4,050	

LAND DESCRIPTION

TOTAL OB/XF 8,073

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-	2130.00	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