COMM SE COR OF LOT 17, FAIRWAY V
SE 57.78 FT, S 150 FT FOR POB, E
15.19 FT, CONT SE 23.55 FT, S 28

BOYD LYNNE DEVANE PAYNE
900 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

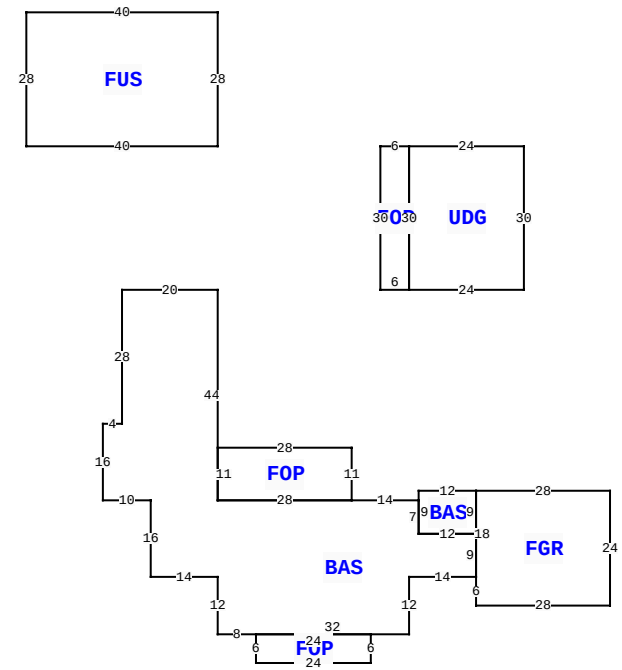
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	11,969
BAS	2,428	100		2,428	269,083
FGR	672	55		370	41,005
FOP	144	30		43	4,766
FOP	180	30		54	5,985
FOP	308	30		92	10,196
FUS	1,120	100		1,120	124,124
UDG	720	55		396	43,887
TOTALS	5,680			4,611	511,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,611	152.2303	170.50	786,176	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3656 HX Base Yr



900 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		511,014
TOTAL MARKET OB/XF VALUE		51,399
TOTAL LAND VALUE - MARKET		30,770
TOTAL MARKET VALUE		593,183
SOH/AGL Deduction		222,312
ASSESSED VALUE		370,871
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		320,149
TOTAL JUST VALUE		593,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051482	Roof Replacement	7,045	11/13/2024
37956	MAINT/ALTR	145	04/04/2019
30036	ADDN SFR	120	03/29/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1502/2167	10/26/2023	LE	U	I	14	100
GRANTOR: BOYD LYNNE DEVANE PAY						
GRANTEE: PAYNE MICHAEL CHARL						
0758/0560	3/20/1992	WD	U	V	35	145,000
GRANTOR: PONCE TRUCK LINE						
GRANTEE: BLAIR PAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S28 W4 S16 E10 S16 E14 S12 E8 FOP= S6 E24 N6 W24$ E32 N12 E14 FGR= S6 E28 N24 W28S18$ N9 BAS= N9 W12 S9E12$ W12 N7 W14 FOP= N11 W28 S11 E28$ W28 N44$ PTR= N30 FUS= N28 W40 S28 E40$ S30$ PTR=E40 UDG= E24 N30 W24 FOP= W6 S30 E6 N30$ S30 $ W40$.

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	0280	POOL R/CON	0	100	32	16	832.00	UT	70.00	70.00	100	1993	1993	3	40	23,296	
2	0166	CONC,PAVMT	0	100	0	0	3,089.00	UT	1.40	1.40	100	0	0	3	100	4,325	
3	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
4	0260	PAVEMENT-A	0	100	12	437	5,244.00	UT	1.10	1.10	100	2003	2003	3	100	5,768	
5	0282	POOL ENCL	0	100	34	65	2,210.00	UT	15.00	15.00	100	2012	2012	3	40	13,260	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 51,399

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		A-1	0.00	0.00	3.62	AC		1.00	1.00	1.00	8,500.00	8,500.00	30,770							

REVIEW DATE 12/09/2024 BY JS Total Acres: 3.62 Total Land Value: 30,770 Market: 0 Agricultural: 0 Common: 30,770 PRINTED 11/19/2025 BY SYS