

BURNS JOHN W III
P O BOX 3658
LAKE CITY, FL 32056

26-3S-16-02308-009

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		10	ABOVE AVG. 100		0100	01	4,269	183.3809	205.39	876,810	1994	1994	0	0	31.00	69.00	VALUATION BY STANDARD												
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM 100% - 1995										Heated Area: 3505 HX Base Yr 1995														
Roof Cover		03	COMP SHNGL 100												Tax Group: 2 Tax Dist:														
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE 604,999														
Interior Floo		11	CLAY TILE 50												TOTAL MARKET OB/XF VALUE 59,502														
Interior Floo		19	MARBLE 50												TOTAL LAND VALUE - MARKET 115,150														
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE 779,651														
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction 237,248														
Bedrooms			3 100		ASSESSED VALUE 542,403																								
Bathrooms			4 100		TOTAL EXEMPTION VALUE HX HB 50,722																								
Frame		01	NONE 100		BASE TAXABLE VALUE 491,681																								
Stories		1.5	1.5 100		TOTAL JUST VALUE 779,651																								
Architectual		05	CONV 100		NCON VALUE 0																								
Units			0 100		INCOME VALUE																								
Condition Adj		03	03 100		PREVIOUS YEAR MKT VALUE 789,377																								
Kitchen Adjus		01	01 100		SALE:1:1: \$.70 STAMPS																								
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	2,485	100		2,485	352,172																								
FGR	640	55		352	49,885																								
FOP	185	30		56	7,936																								
FOP	736	30		221	31,320																								
FSP	360	40		144	20,407																								
FST	66	55		36	5,102																								
FUS	794	100		794	112,525																								
SFB	226	80		181	25,651																								
TOTALS		5,492			4,269	604,999																							
EXTRA FEATURES					628 NW FRONTIER DR, LAKE CITY					BLD DATE					LGL DATE					04/09/2025 MLU									
										XF DATE					LAND DATE														
										INC DATE					AG DATE														
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	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	1.00	UT	0.00	0.00	100	0	0	3	100	4,680														
3	0118	RET WALLS	0 100	150	7	1,050.00	UT	7.50	7.50	100	1994	1994	3	100	7,875														
4	0282	POOL ENCL	0 100	32	49	1,568.00	UT	15.00	15.00	100	2012	2012	3	40	9,408														
5	0280	POOL R/CON	0 100	0	0	456.00	UT	70.00	70.00	100	2012	2012	3	71	22,663														
6	0118	RET WALLS	0 100	32	49	1,568.00	UT	7.00	7.00	100	2012	2012	3	100	10,976														
7	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500														
8	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400														
LAND DESCRIPTION										TOTAL OB/XF 59,502																			
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	0100	C	SFR	100		00	0.00	0.00	16.45	AC		1.00	1.00	1.00	7,000.00	7,000.00	115,150												
REVIEW DATE 05/31/2023 BY KS Total Acres: 16.45 Total Land Value: 115,150 Market: 0 Agricultural: 0 Common: 115,150 PRINTED 11/19/2025 BY SYS																													