LOT 8 FAIRWAY VIEW UNIT 4.
688-559, 772-947, PB 843-2457, P

ALTMAN JESSIE ALLEN/MASSEY KYLEE MARIE
1240 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-085

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

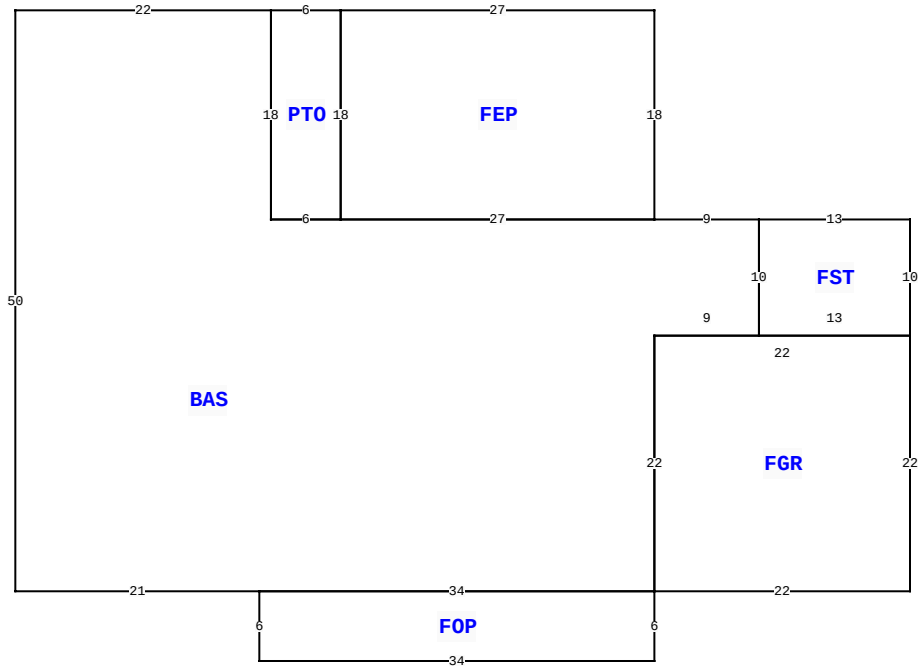
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,246	100		2,246	163,728
FEP	486	80		389	28,357
FGR	484	55		266	19,391
FOP	204	30		61	4,447
FST	130	55		72	5,249
PTO	108	5		5	365
TOTALS	3,658			3,039	221,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,039	100.1376	112.15	340,824	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2246 HX Base Yr 2025



1240 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		221,536
TOTAL MARKET OB/XF VALUE		6,858
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		270,394
SOH/AGL Deduction		0
ASSESSED VALUE		270,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,672
TOTAL JUST VALUE		270,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30495	MAINT/ALTR	45	10/01/2012
27388	MAINT/ALTR	40	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/647	7/26/2024	WD	Q	I	01	310,000
GRANTOR: KENNEDY ADAM						
GRANTEE: ALTMAN JESSIE ALLEN						
1388/1852	6/19/2019	WD	Q	I	01	215,000
GRANTOR: JEROME S MCINTEE III						
GRANTEE: ADAM S KENNEDY						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N18 W27 S18 E27$ BAS= W27 PTO= N18 W6 S18 E6$ W6 N18 W22 S50 E21 FOP= S6 E34 N6 W34$ E34 FGR= E22 N22 W22 S22$ N22 E9 FST= E13 N10 W13 S10$ N10 W9$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	100	26	8	208.00	UT	13.50	13.50	100	2009	2009	3	100	2,808	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 6,858

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 08/14/2024 BY ME Total Acres: 0.42 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/07/2025 BY SYS