

GIBSON BRUCE G/GIBSON NICOLE M
1218 NW FRONTIER DRIVE
LAKE CITY, FL 32055

2026

26-3S-16-02308-086

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

20

FACE BRICK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 90

Interior Floo

07

CORK/VTILE 10

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

0100SINGLE 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

2,656

100

2,656

239,124

FEP

144

80

115

10,354

FEP

360

80

288

25,929

FGR

725

55

399

35,922

FOP

330

30

99

8,913

TOTALS

4,215

3,557

320,242

EXTRA FEATURES

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

0166

CONC, PAVMT

0 100

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

2,350

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

0294

SHED WOOD/

0 100

10

16

160.00

UT

12.00

12.00

50

2009

2009

3

50

960

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

05/25/2023

BY

JB

Total Acres:

0.43

Total Land Value:

42,000

Market:

0

Agricultural:

0

Common:

42,000

PRINTED 09/19/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

3,557

123.6653

138.51

492,680

1986

1986

0

0

0

35.00

65.00

1 SINGLE FAM

100% - 2008

Heated Area: 2656

HX Base Yr 2008

24

6

24

6

22

15

24

15

24

15

23

8

8

11

6

14

25

29

25

29

43

16

33

FEP

FOP

FEP

BAS

FGR

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

0974/0638

1/31/2003

WD Q

I

188,000

GRANTOR: JOHN BAIAMONTE AS GEN

GRANTEE: BRUCE G & NICOLE M

0907/1018

7/31/2000

WD Q

I

159,900

GRANTOR: NORMAN & ANN COOPER

GRANTEE: JOHN BAIAMONTE AS G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=

W6

S6

W16

S33

E43

S6

FGR=

S29

E25

N29

W25\$

E14

N6

E11

N8

E2

N8

W2

N23

FEP=

N15

FEP=

N6

W24

S6

E24\$

W24

S15

E24\$

W24

FOP=

N15

W22

S15

E22\$

W22\$.