LOT 10 FAIRWAY VIEW UNIT 4.
835-091, DC 1308-2769, LE 1354
-1515, WD 1410-193,

MILLER LINSY/MILLER SHEA L
1194 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-087

COLUMBIA COUNTY PROPERTY

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 90
Interior Floo	15	HARDTILE 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 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

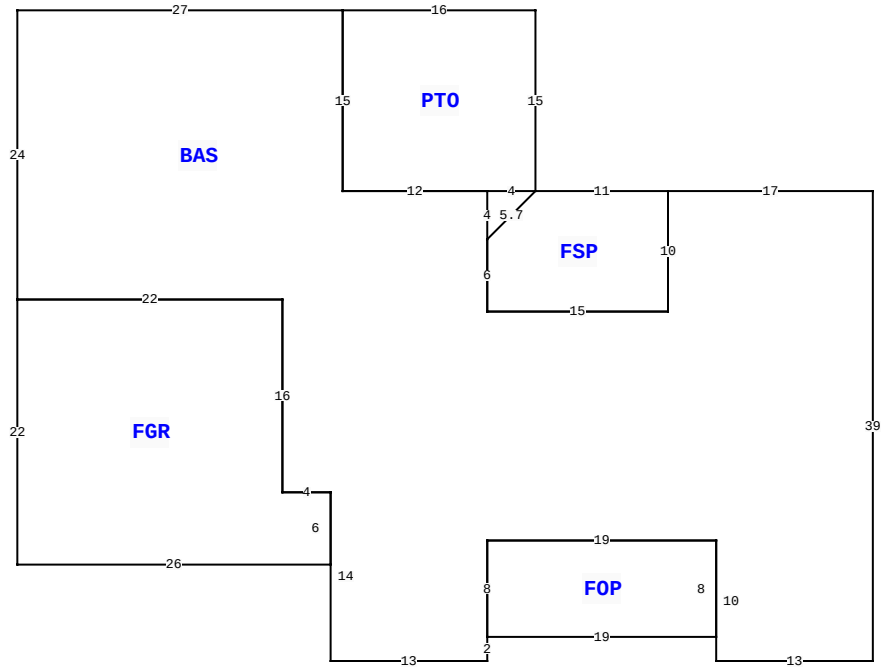
NEIGHBORHOOD/LOC 26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,118	100		2,118	216,352
FGR	508	55		279	28,499
FOP	152	30		46	4,699
FSP	142	40		57	5,822
PTO	240	5		12	1,226
TOTALS	3,160			2,512	256,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,512	124.9402	139.93	351,504	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 0% - 2021 Heated Area: 2118 HX Base Yr



1194 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	256,598
TOTAL MARKET OB/XF VALUE	4,419
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	303,017
SOH/AGL Deduction	0
ASSESSED VALUE	303,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,017
TOTAL JUST VALUE	303,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,532

SALE:1:1: LOT 10

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13190	SFR	330	10/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1410/0193	4/15/2020	WD	Q	I	01	240,000
GRANTOR: GLORIA M ROWLEY						
GRANTEE: LINSY & SHEA L MILL						
1354/1515	2/07/2018	LE	U	I	11	0
GRANTOR: GLORIA M ROWLEY						
GRANTEE: GLORIA M ROWLEY (LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S24 FGR= S22 E26 N6W4 N16 W22$ E22 S16 E4 S14 E13N2
FOP= E19 N8 W19 S8$ N8 E19S10 E13 N39 W17 FSP= W11 L4 D4 S6
E15 N10 $ S10 W15 N6 /N4/PTO= /E4/ N15 W16 S15 E12$ W12 N15$.

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	0	0	0	2,146.00	UT	1.50	1.50	100	1998	1998	3	100	3,219	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,419

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	0		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 11/07/2025 BY SYS