LOT 11 FAIRWAY VIEW UNIT 4.
ORB 998-457, QC 1310-1011,
QC 1325-576,

O'CONNELL JANET M
1170 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-088

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

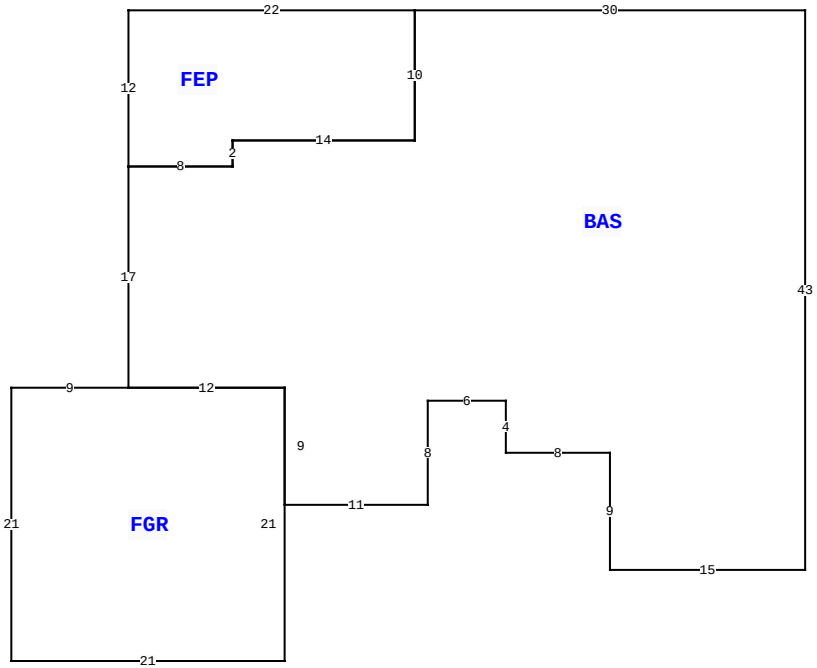
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,627	100		1,627	142,917
FEP	236	80		189	16,602
FGR	441	55		243	21,345
TOTALS	2,304			2,059	180,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,059	120.6612	135.14	278,253	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1627 HX Base Yr



1170 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		180,864
TOTAL MARKET OB/XF VALUE		2,282
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		225,146
SOH/AGL Deduction		85,132
ASSESSED VALUE		140,014
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		84,292
TOTAL JUST VALUE		225,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1325/0576	10/24/2016	QC	U	I	11	100
GRANTOR: JANET M O'CONNELL SUC						
GRANTEE: JANET M O'CONNELL						
1310/1011	2/18/2016	WD	U	I	11	100
GRANTOR: T MICHAEL O'CONNELL						
GRANTEE: T MICHAEL O'CONNELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FEP= W22 S12 E8 N2 E14 N10$ S10 W14 S2 W8 S17 FGR= W9 S21 E21 N21 W12$ E12S9 E11 N8 E6 S4 E8 S9 E15 N43$.

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	2,282	

LAND DESCRIPTION

TOTAL OB/XF 2,282

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 05/25/2023 BY JB Total Acres: 0.42 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 09/19/2025 BY SYS