LOT 14 FAIRWAY VIEW UNIT 4.
ORB 574-582, 773-749, 955-2281

MCCRANIE MICHAEL J/MCCRANIE GINGER L
1098 NW FRONTIER DRIVE
LAKE CITY, FL 32055

2026

26-3S-16-02308-091

BUILDING CHARACTERISTICS

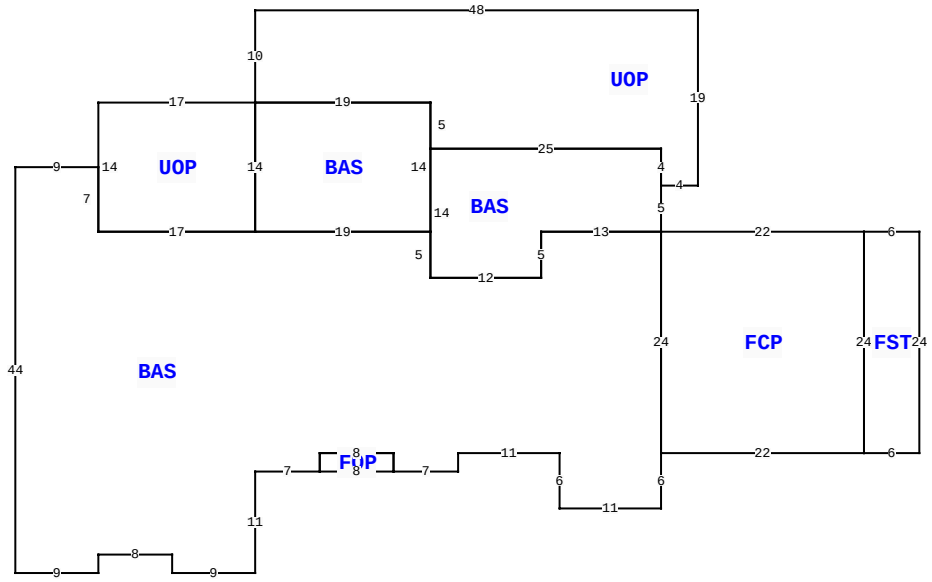
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	266	100		266	23,720
BAS	285	100		285	25,414
BAS	2,099	100		2,099	187,175
FCP	528	25		132	11,771
FOP	16	30		5	446
FST	144	55		79	7,045
UOP	238	20		48	4,280
UOP	641	20		128	11,414
TOTALS	4,217			3,042	271,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,042	122.4916	137.19	417,332	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2650 HX Base Yr 2003



1098 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		271,266
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		316,866
SOH/AGL Deduction		118,993
ASSESSED VALUE		197,873
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,151
TOTAL JUST VALUE		316,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,866

SALE:1:1: LOT 14 FAIRWAY VIEW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048758	Roof Replacement	12,750	11/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0955/2281	6/11/2002	WD	Q	I		159,900
GRANTOR: EXECUTIVE PARK						
GRANTEE: MICHAEL J & GINGER						
0773/0749	4/08/1993	WD	Q	I		117,000
GRANTOR: WILLIAM JACOBS						
GRANTEE: EXECUTIVE PARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S44 E9 N2 E8 S2 E9 N11 E7 FOP= E8 N2 W8 S2$ N2 E8 S2 E7 N2 E11 S6 E11 N6 FCP= E22 FST= E6 N24 W6 S24$ N24 W22 S24$ N24 BAS= N5 UOP= E4 N19 W48 S10 E19 S5 E25 S4$ N4 W25 S14 E12 N5 E13$ W13 S5 W12 N5 BAS= N14 W19 S14 E19$ W19 UOP= N14 W17 S14 E17$ W17 N7$.

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	1,000	
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	0258	PATIO	0	100	10	24	240.00	UT	2.50	2.50	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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 01/11/2024 BY JS Total Acres: 0.42 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/07/2025 BY SYS