



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	04	SINGLE SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
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	2,189	100		2,189	175,182
FGR	696	55		383	30,651
FHS	782	60		469	37,533
FOP	18	30		5	400
UOP	250	20		50	4,001

TOTALS	3,935			3,096	247,767
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0258	PATIO	0	100	12	28	336.00	UT	2.50
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0140	C	SFR GOLF	100		00	0.00	0.00	2.00

REVIEW DATE	10/07/2020	BY	BC
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,096	109.9245	123.12	381,180	1984	1984	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2971 HX Base Yr											
1040 NW FRONTIER DR, LAKE CITY											

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

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	12	28	336.00	UT	2.50	2.50	100	1993	1993	3	100	840	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

TOTAL OB/XF										7,240							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0140	C	SFR GOLF	100		00	0.00	0.00	2.00	LT		1.00	1.00	0.81	35,000.00	28,350.00	56,700

Total Acres:	0.85	Total Land Value:	56,700	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				247,767	
TOTAL MARKET OB/XF VALUE				7,240	
TOTAL LAND VALUE - MARKET				56,700	
TOTAL MARKET VALUE				311,707	
SOH/AGL Deduction				129,491	
ASSESSED VALUE				182,216	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				131,494	
TOTAL JUST VALUE				311,707	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				312,007	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40363	GENERATOR	0	08/14/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0513/0093	4/01/1983	WD	Q	V	01
GRANTOR:					SALE PRICE
GRANTEE:					34,000

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1984;ORIG=10,-10] W13 N1 W6 N14 W28 S14 W6 S6 W11 S25 E11 S1 E17 N3 E6 S3 E17 N11 E13 N20 \$									
FUS=[YR=1984;ORIG=-50,-20] N23 W34 S23 E34 \$									
FGR=[YR=1984;ORIG=34,-11] W24 S29 E24 N29 \$									
FOP=[YR=1984;ORIG=-20,21] N3 W6 S3 E6 \$									

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
56,700							
Common: 56,700		PRINTED 11/07/2025 BY SYS					