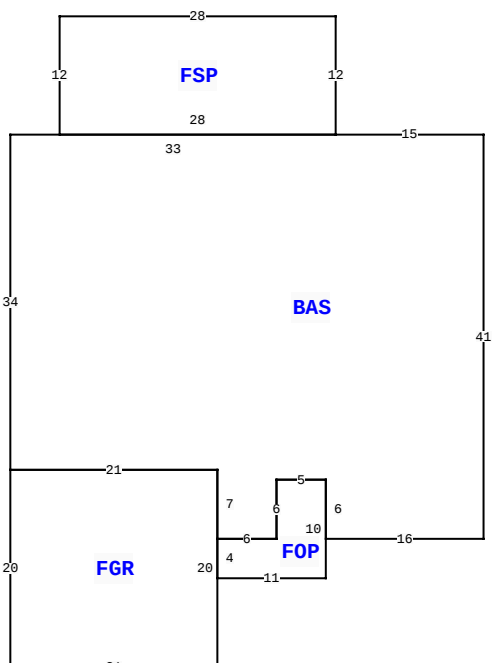


SMITHY TIA L
1051 NW FRONTIER DR
LAKE CITY, FL 32055

26-3S-16-02308-096

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	VINYL SID 100	0100	01	2,178	119.7900	134.16	292,200	1988	1990	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM 100% - 2020 Heated Area: 1791 HX Base Yr 2020													Tax Group: 2 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 189,930													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 8,920													
Interior Floor	14	CARPET 100														TOTAL LAND VALUE - MARKET 21,000													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 219,850													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 87,771													
Bedrooms	04	4 100														ASSESSED VALUE 132,079													
Bathrooms	01	2 100														TOTAL EXEMPTION VALUE HX HB 50,722													
Frame	01	NONE 100														BASE TAXABLE VALUE 81,357													
Stories	1.	1. 100														TOTAL JUST VALUE 219,850													
Architectual Units	05	CONV 100														NCON VALUE 0													
Condition Adj	03	03 100	INCOME VALUE																										
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 219,850																										
Quality		07 07	SALE:2:1: L01 19, FAIRWAY VIEW S/D UNIT 4																										
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	1,791	100		1,791	156,183																								
FGR	420	55		231	20,144																								
FOP	74	30		22	1,919																								
FSP	336	40		134	11,685																								
TOTALS		2,621		2,178	189,930																								
EXTRA FEATURES					1051 NW FRONTIER DR, LAKE CITY										BLD DATE		XF DATE		LGL DATE		04/03/2025		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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000														
2	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,830														
3	0060	CARPORT F	0 100	18	21	378.00	UT	5.00	5.00	100	1993	1993	3	100	1,890														
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500														
5	0251	LEAN TO W/	0 100	10	20	200.00	UT	4.00	4.00	100	2009	2009	3	100	800														
6	0296	SHED METAL	0 100	10	20	200.00	UT	11.00	11.00	50	2009	2009	3	50	1,100														
7	0140	CLFENCE 6	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800														
TOTAL OB/XF 8,920																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000												
REVIEW DATE 05/23/2023 BY JB Total Acres: 0.58 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 09/19/2025 BY SYS																													