

LOT 21 FAIRWAY VIEW UNIT 4.
786-690, 919-1164, WD 1005-1005,

MCCURDY JOSEPH DANIEL/COLWELL BRANDY LEE
1099 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-098



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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	72	100		72	6,610
BAS	72	100		72	6,610
BAS	1,522	100		1,522	139,729
FGR	528	55		290	26,624
FOP	56	30		17	1,561
FOP	84	30		25	2,295
FSP	256	40		102	9,364
TOTALS	2,590			2,100	192,793

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,100	126.1062	141.24	296,604	1985	1985	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1666 HX Base Yr

1099 NW FRONTIER DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		192,793	
TOTAL MARKET OB/XF VALUE		4,900	
TOTAL LAND VALUE - MARKET		21,000	
TOTAL MARKET VALUE		218,693	
SOH/AGL Deduction		0	
ASSESSED VALUE		218,693	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		218,693	
TOTAL JUST VALUE		218,693	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,693	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26157	MAINT/ALTR	50	08/22/2007
9775	ADDN SFR	63	05/31/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/1361	5/05/2025	PB	U	I	18	0
GRANTOR: JAMES SUZANNE L						
GRANTEE: MCCURDY JOSEPH DANI						
1005/1005	1/23/2004	WD	Q	I		129,900
GRANTOR: SOLOMAN & SABRINA SUG						
GRANTEE: SUZANNE L JAMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= N4 BAS= N4 W18 S4 E18\$ W18 S4 E18\$ BAS= W18 N4 FSP= N8 W26 S12 E12 N4 E14\$ W14 S4 W12 FOP= N4 W14 S4 E14\$ W14 S26 FGR= S24 E22 N24 W22\$ E22 FOP= S3 E14 N6 W14 S3\$ N3 E14 S3 E22 N26\$.											