

LOT 22 FAIRWAY VIEW UNIT 4.
767-1069, WD 1016-257, 1108-129,

HULETT CALVIN DERRICK
1123 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-099



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,612	100		1,612	183,140
FGR	440	55		242	27,494
FOP	72	30		22	2,500
FSP	128	40		51	5,794
FST	22	55		12	1,364
TOTALS	2,274			1,939	220,290

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,590.00	UT	1.40	1.40
2	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00
3	0080	DECKING	0 100	10	12	120.00	UT	5.00	5.00
4	0169	FENCE/WOOD	0 100	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
1	0100	C	SFR	100		00	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,939	135.2538	151.48	293,720	1993	2000	0	0
1 SINGLE FAM 100% - 2023									
Heated Area: 1612 HX Base Yr 2023									

1123 NW FRONTIER DR, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/03/2025 MLU									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					220,290				
TOTAL MARKET OB/XF VALUE					4,013				
TOTAL LAND VALUE - MARKET					21,000				
TOTAL MARKET VALUE					245,303				
SOH/AGL Deduction					6,898				
ASSESSED VALUE					238,405				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					187,683				
TOTAL JUST VALUE					245,303				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					248,240				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6577	SFR	40,000	11/13/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q	U	V	RSN CD	SALE PRICE
1472/2060	8/03/2022	WD	Q	I		01	244,900
GRANTOR: SIMS CRISTOPHER A							
GRANTEE: HULETT CALVIN DERRI							
1322/2324	9/22/2016	WD	Q	I		01	154,900
GRANTOR: PHILLIP DUANE & MARLE							
GRANTEE: CHRISTOPHER A & EDI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W32 FSP= N8 W16 S8 E16\$ W20 S9 FGR= W9 FST= N2 W11 S2 E11\$ W11 S22 E20 N22\$ S22 E17 FOP= S6 E12 N6 W12\$ E35 N31\$.									