

LOT 23 FAIRWAY VIEW UNIT 4.
ORB 622-512, 750-081,
781-925, 854-1331, 908-1205,

MCGRUFF JAMES M
1147 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-100



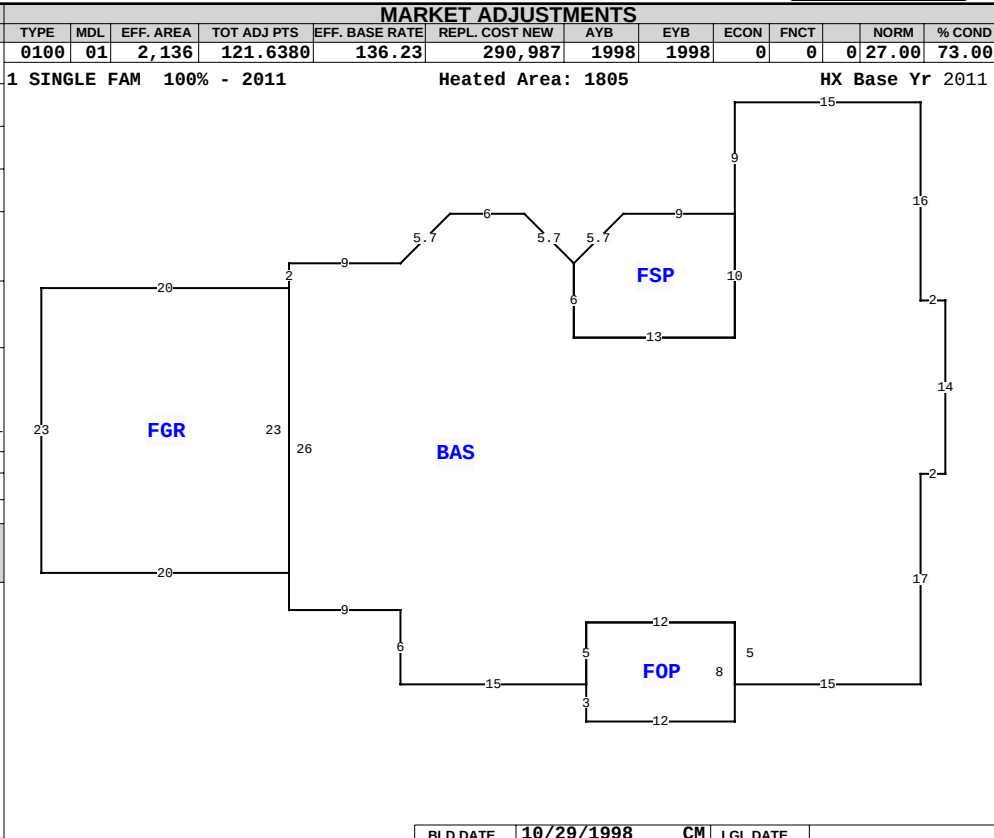
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,805	100		1,805	179,503
FGR	460	55		253	25,160
FOP	96	30		29	2,884
FSP	122	40		49	4,873
TOTALS	2,483			2,136	212,421

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	1,824.00	UT	2.00	2.00
2	0258	PATIO	0 100	9	16	144.00	UT	2.00	2.00
3	0294	SHED WOOD/	0 100	10	18	180.00	UT	12.00	12.00
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
5	0070	CARPORT UF	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



1147 NW FRONTIER DR, LAKE CITY	BLD DATE 10/29/1998 CM	LGL DATE 04/03/2025 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		212,421	
TOTAL MARKET OB/XF VALUE		7,146	
TOTAL LAND VALUE - MARKET		21,000	
TOTAL MARKET VALUE		240,567	
SOH/AGL Deduction		77,358	
ASSESSED VALUE		163,209	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		107,487	
TOTAL JUST VALUE		240,567	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,476	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13974	SFR	230	05/06/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/1923	7/30/2020	LE	U	I	14	100
GRANTOR: JAMES M MCGRUFF (ENH)						
GRANTEE: FOUNDATION FOR FLOR						
1415/1729	7/21/2020	QC	U	I	30	100
GRANTOR: JAMES MCGRUFF						
GRANTEE: JAMES M MCGRUFF						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 S9 FSP= W9 L4 D4 S6 E13 N10\$ S10 W13 N6 U4 L4 W6 L4 D4 W9 S2 FGR= W20 S23 E20 N23\$ S26 E9 S6 E15 FOP= S3 E12 N8 W12 S5\$ N5 E12 S5 E15 N17 E2 N14 W2 N16\$.									