

PECORA PATRICIA
1855 NW FRONTIER DR
LAKE CITY, FL 32055

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																														
Exterior Wall	19	COMMON BRK 100								0100	01	2,725	126.8806	142.11	387,250	2002	2002	0	0	23.00	77.00	VALUATION BY					STANDARD																							
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM 100% - 2020										Heated Area: 2225										HX Base Yr 2020										Tax Group: 2					Tax Dist:					
Roof Cover	03	COMP SHNGL 100																																						BUILDING MARKET VALUE					298,182					
Interior Wall	05	DRYWALL 100																																						TOTAL MARKET OB/XF VALUE					16,120					
Interior Floo	14	CARPET 70																																						TOTAL LAND VALUE - MARKET					35,000					
Interior Floo	15	HARDTILE 30																																						TOTAL MARKET VALUE					349,302					
Air Condition	03	CENTRAL 100																																						SOH/AGL Deduction					170,832					
Heating Type	04	AIR DUCTED 100																																						ASSESSED VALUE					178,470					
Bedrooms		4 100																																						TOTAL EXEMPTION VALUE					HX HB 50,722					
Bathrooms		2 100																																						BASE TAXABLE VALUE					127,748					
Frame	02	WOOD FRAME 100																																						TOTAL JUST VALUE					349,302					
Stories		1. 100																																						NCON VALUE					0					
Architectual	05	CONV 100																																						INCOME VALUE										
Units		0 100																																						PREVIOUS YEAR MKT VALUE					353,175					
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			27316.020 1.00/																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	2,225	100		2,225	243,470																																													
FGR	467	55		257	28,122																																													
FOP	80	30		24	2,626																																													
UEP	265	60		159	17,398																																													
UOP	300	20		60	6,566																																													
TOTALS		3,337			2,725	298,182																																												
EXTRA FEATURES										1855 NW FRONTIER DR, LAKE CITY										BLD 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200																																		
2	0166	CONC,PAVMT	0	100	0	0	2,240.00	UT	3.00	3.00	100	2002	2002	3	100	6,720																																		
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,100																																		
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800																																		
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500																																		
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500																																		
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500																																		
8	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000																																		
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800																																		
LAND DESCRIPTION										TOTAL OB/XF										16,120																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		RSF-2127.00	152.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000																																	