LOT 6 VILLAGE ON THE GREEN S/D
ORB 627-399, 813-2328

HAYDEN BRENT/HAYDEN PAMELA L
1735 NW FRONTIER DR
LAKE CITY, FL 32055

2026

27-3S-16-02310-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

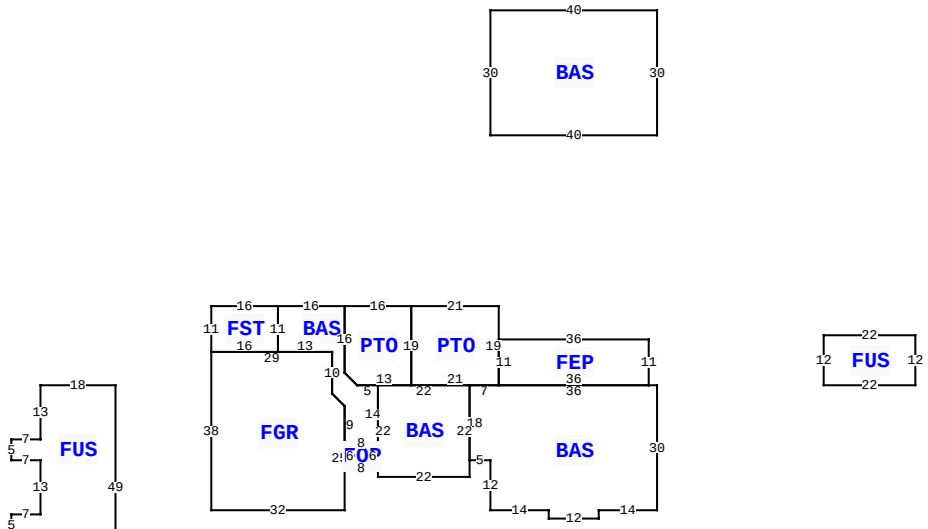
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	27316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	327	100		327	29,464
BAS	484	100		484	43,610
BAS	1,200	100		1,200	108,124
BAS	1,314	100		1,314	118,396
FEP	396	80		317	28,563
FGR	1,182	55		650	58,567
FOP	48	30		14	1,262
FST	176	55		97	8,740
FUS	264	100		264	23,787
FUS	952	100		952	85,778
TOTALS	7,042			5,654	509,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,654	123.7698	138.62	783,757	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 4541 HX Base Yr 1996



** This building has 12 Sub-Areas

1735 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		509,442
TOTAL MARKET OB/XF VALUE		23,582
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		568,024
SOH/AGL Deduction		192,666
ASSESSED VALUE		375,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		324,636
TOTAL JUST VALUE		568,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,024

SALE:1:1: LOT 6 WILLAGE ON THE GREEN

LAND:1:1: LOT 6 VILLAGE ON THE GREEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041007	Roof Replacement	27,550	12/11/2020
30676	MAINT/ALTR	55	12/19/2012
18613	ADDN SFR	290	08/15/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0813/2328	11/22/1995	WD	Q	I		170,000
GRANTOR: WILLIAM & PHYLLIS BLA						
GRANTEE: BRENT & PAMELA HAYD						
0627/0399	7/01/1987	WD	Q	V		12,000
GRANTOR: DAUGHTRY O P JR &						
GRANTEE: BLACKWELL WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FEP= N11 W36 S11 E36$ W36 PTO= N19 W21 PTO= W16 BAS= W16 FST= W16 S11 FGR= S38 E32 N25 L3 U3 N10 W29$ E16 N11$ S11 E13 S10 D3 R3 S9 FOP= S6 E8 N6 W8$ E8 N14 W5 L3 U3 N16$ S16 D3 R3 E13 N19$ S19 E21$ W7 BAS= W22 S22 E22 N22$ S18 E5 S12 E14 S2 E12 N2 E14 N30$ PTR=E40 FUS= E22 N12 W22 S12$ W40$ PTR=N60 BAS= N30 W40 S30 E40$ S60$ PTR= W130 FUS= S49 W18 N13 W7 N5 E7 N13 W7 N5 E7 N13 E18 $ E130$.

EXTRA FEATURES

LN	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	0166	CONC,PAVMT	0	100	0	0	2,023.00	UT	2.00	2.00	100	2002	2002	3	100	4,046	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 23,582

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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-	2130.00	152.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/21/2024 BY JS Total Acres: 0.45 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS