

LOTS 26 & 27 VILLAGE ON THE GREE
627-770, 633-8, 882-2336, DC 148

GRANT DAVID B
1612 NW FRONTIER DR
LAKE CITY, FL 32055

2026

27-3S-16-02310-127



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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	3,052	100		3,052	306,633
FGR	707	55		389	39,082
FOP	270	30		81	8,138
FSP	336	40		134	13,463
FST	20	55		11	1,106
PTO	660	5		33	3,316

TOTALS 5,045 3,700 371,738

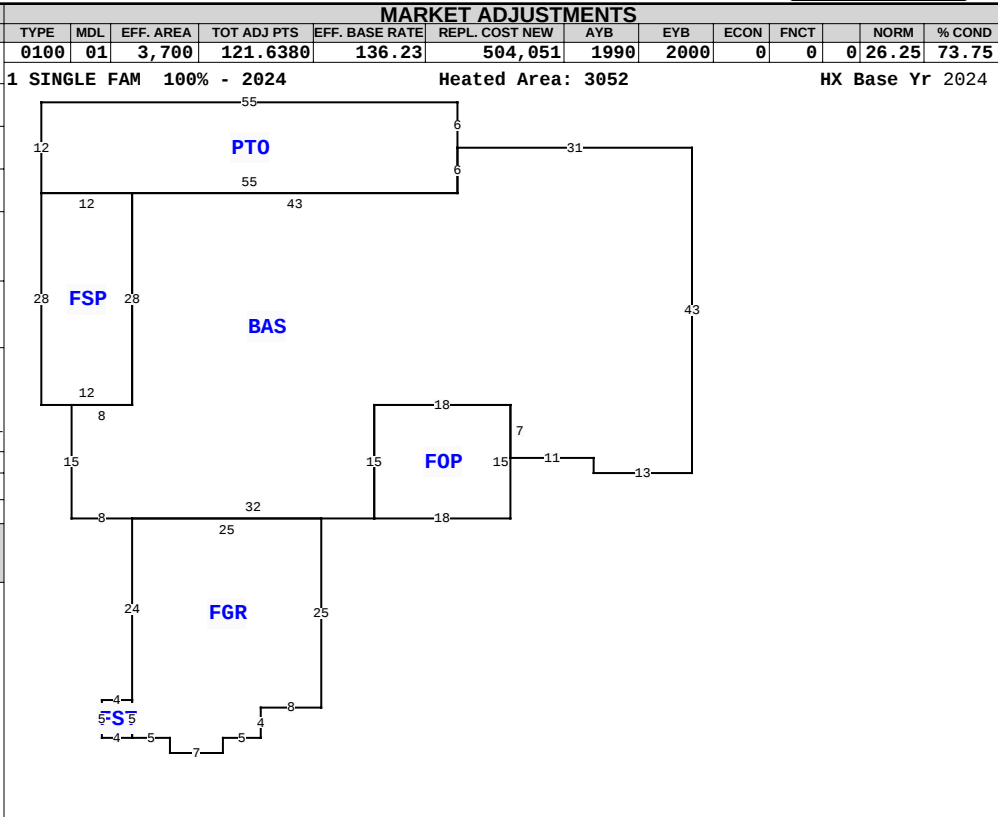
EXTRA FEATURES

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0166	CONC, PAVMT	0 100	13	10	130.00	UT	1.40	1.40	100	0	0	3	100	182	
5	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	100		RSF	2130.00	155.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							
2	0000	C	VAC RES	100		RSF	2130.00	155.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 09/22/2023 BY ME



1612 NW FRONTIER DR, LAKE CITY

TOTAL OB/XF										10,982									
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Total Acres: 0.92 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		371,738
TOTAL MARKET OB/XF VALUE		10,982
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		466,720
SOH/AGL Deduction		84,971
ASSESSED VALUE		381,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		331,027
TOTAL JUST VALUE		466,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045244	Roof Replacement	26,532	08/22/2022
25476	MAINT/ALTR	80	01/29/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1495/2776	7/18/2023	WD Q	I	I	01
GRANTOR: SPRING JUDITH A LIVIN					SALE PRICE
GRANTEE: GRANT DAVID B					500,000
1484/2599	1/27/2023	WD U	I	I	11
GRANTOR: SPRING JUDITH A					100
GRANTEE: SPRING JUDITH A LIV					

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 PTO= N6 W55 S12 E55 N6\$ S6 W43 FSP= W12 S28 E12 N28\$ S28 W8 S15 E8 FGR= S24 FST= W4 S5 E4 N5\$S5 E5 S2 E7 N2 E5 N4 E8 N25 W25\$ E32 FOP= E18 N15 W18 S15\$ N15 E18 S7 E11 S2E13N43\$.

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