4 AC IN SE COR OF NW1/4 OF SW1/4
SR NO 82.

GAY LINDA F/FRAZIER CHARLES
7941 SW 112TH CT, C/O LINDA GAY
LAKE BUTLER, FL 32054

2026

28-1S-17-04585-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

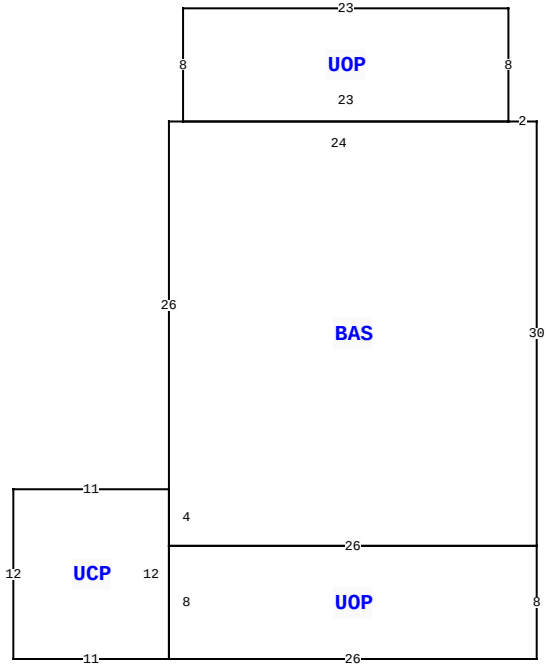
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	47,166
UCP	132	20		26	1,572
UOP	184	20		37	2,237
UOP	208	20		42	2,540
TOTALS	1,304			885	53,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	885	83.0606	93.03	82,332	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 780 HX Base Yr 2008



12987 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,516
TOTAL MARKET OB/XF VALUE		10,650
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		85,166
SOH/AGL Deduction		48,538
ASSESSED VALUE		36,628
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		6,628
TOTAL JUST VALUE		85,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31614	MAINT/ALTR	0	11/27/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1144/0240	12/06/2007	QC	Q	I	01	100
GRANTOR: LINDA GAY						
GRANTEE: CHARLES FRAZIER, ET						
0809/2689	8/28/1995	WD	Q	I	09	0
GRANTOR: GEORGE & LIZZIE CHRIS						
GRANTEE: EDNA FAYE FRAZIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N8 W23 S8 E23$W24 S26 UCP= W11 S12 E11 N12$S4
UOP= S8 E26 N8 W26$ E26 N30$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,650

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		A-1	0.00	0.00	4.00	AC		1.00	1.00	0.75	7,000.00	5,250.00	21,000							

REVIEW DATE 07/20/2015 BY DF Total Acres: 4.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/03/2025 BY SYS