N DIV: BEG 100 FT E OF INTERS OF
& N R/W OF GS&F R RUN N 210 FT,
S 210 FT W 90 FT TO POB. A PART

ADAMS FREDERICK
6551 SW CR 242
LAKE CITY, FL 32024

2026

28-3S-17-11931-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

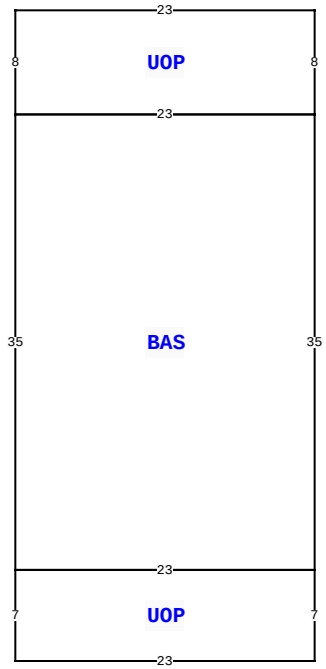
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	805	100		805	10,970
UOP	161	20		32	436
UOP	184	20		37	504
TOTALS	1,150			874	11,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	874	48.6720	54.51	47,642	1925	1925	10	0	30	35.00	25.00

1 SINGLE FAM 0% - 0 Heated Area: 805 HX Base Yr



883 NE ANNIE MATTOX ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	11,910
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,712
TOTAL MARKET VALUE	14,622
SOH/AGL Deduction	0
ASSESSED VALUE	14,622
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,622
TOTAL JUST VALUE	14,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046986	Roof Replacement	1,500	04/18/2023
669	MAINT/ALTR	0	07/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1151/2160	5/30/2008	WD	Q	I	01	100
GRANTOR: ALBERT S GRIFFIN						
GRANTEE: FREDERICK ADAMS						
1151/2158	5/07/2008	WD	Q	I	01	100
GRANTOR: DENNIS DAYS						
GRANTEE: FREDERICK ADAMS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W23 S8 E23$ BAS= W23S35 UOP= S7 E23 N7 W23$ E23 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	21,700.00	SF		1.00	1.00	0.25	0.50	0.13	2,712							

REVIEW DATE 05/22/2023 BY jerry Total Acres: 0.50 Total Land Value: 2,712 Market: 0 Agricultural: 0 Common: 2,712 PRINTED 11/18/2025 BY SYS