

COMM INTERS OF S R/W CR-242 & W
NE1/4, RUN E ALONG R/W 561.66 FT
105 FT, S 636.42 FT, E 666.30 FT

NORRIS FREDERICK/NORRIS JEFFREY WADE
PO BOX 2202
LAKE CITY, FL 32056

2026

28-4S-16-03220-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	01
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NEIGHBORHOOD/LOC	28416.00	1.00/
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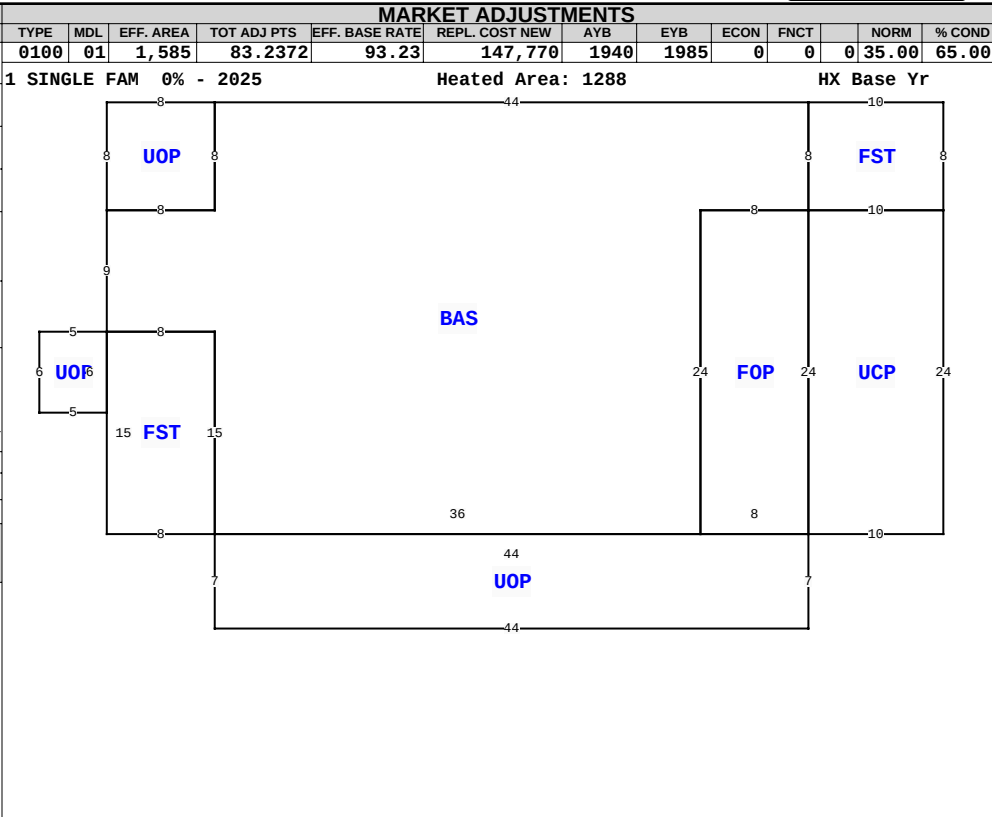
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	78,052
FOP	192	30		58	3,515
FST	80	55		44	2,666
FST	120	55		66	3,999
UCP	240	20		48	2,909
UOP	30	20		6	363
UOP	64	20		13	788
UOP	308	20		62	3,757

TOTALS	2,322			1,585	96,050
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0021	BARN, FR AE	0	0	16	16	256.00	UT	11.00
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.30
2	6200	A	PASTURE 3	0					12.00
3	9910	M	MKT. VAL. AG	0					12.00

REVIEW DATE	11/18/2024	BY	TP
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	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	0021	BARN, FR AE	0	0	16	16	256.00	UT	11.00	11.00	50	0	0	3	50	1,408	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF													3,708	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
A-1	0.00	0.00	1.30	AC		1.00	0.80	0.80	7,000.00	5,600.00				
			12.00	AC		1.00	1.00	1.00	280.00	280.00				
			12.00	AC		1.00	1.00	1.00	7,000.00	7,000.00				

Total Acres:	13.30	Total Land Value:	10,640	Market:	84,000	Agricultural:	3,360	Common:	7,280
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		96,050			
TOTAL MARKET OB/XF VALUE		3,708			
TOTAL LAND VALUE - MARKET		91,280			
TOTAL MARKET VALUE		110,398			
SOH/AGL Deduction		0			
ASSESSED VALUE		110,398			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		110,398			
TOTAL JUST VALUE		191,038			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		191,038			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045507	Roof Replacement	10,560	09/21/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1526/2317	10/31/2024	WD	Q	I	01	195,000	
GRANTOR: DAVIS SANDRA K							
GRANTEE: NORRIS FREDERICK							
1304/1384	11/12/2015	WD	Q	I	01	157,000	
GRANTOR: JESSE D HART/FRYE							
GRANTEE: SANDRA K DAVIS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W44 UOP= W8 S8 E8 N8\$ S8 W8 S9 UOP= W5 S6 E5 N6\$ FST= S15 E8 N15 W8\$ E8 S15 UOP= S7 E44 N7 W44\$ E36 FOP= E8 N24 W8 S24\$ N24 E8 UCP= S24 E10 N24 W10\$ FST= E10 N8 W10 S8\$ N8\$.									