10 AC OF THE FOLLOWING: S1/2 OF
OFF S SIDE & N1/2 OF NW1/4 & NE1
SR-349 & W OF I-75, EX 1 AC DESC

FREDRICH SHARLA MICHELE/FREDRICH KEN
230 SW BUCKLEY LN
LAKE CITY, FL 32024

**2026**

**28-5S-17-09425-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

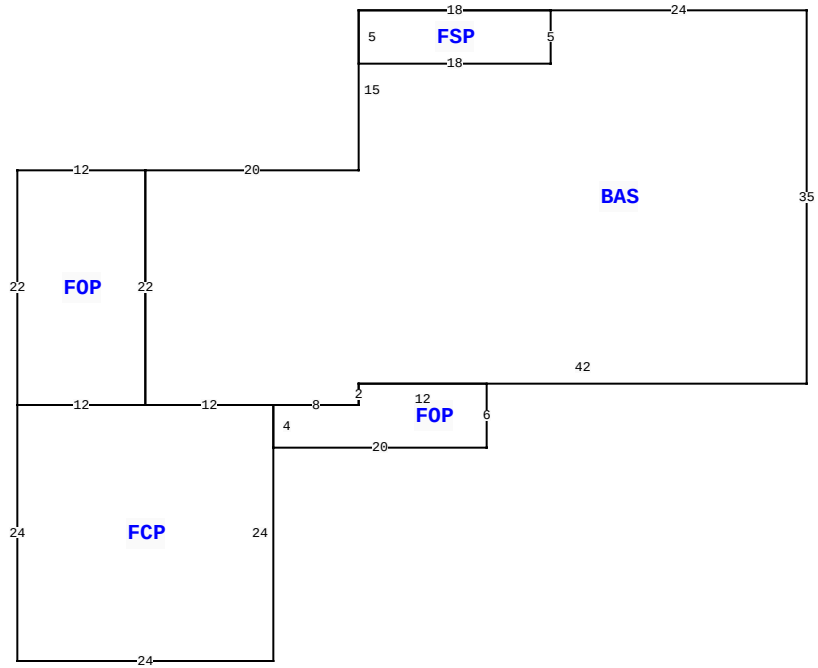
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 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 | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 28517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,910 | 100 | | 1,910 | 116,527 |
| FCP | 576 | 25 | | 144 | 8,785 |
| FOP | 104 | 30 | | 31 | 1,892 |
| FOP | 264 | 30 | | 79 | 4,820 |
| FSP | 90 | 40 | | 36 | 2,196 |
| TOTALS | 2,944 | | | 2,200 | 134,220 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,200 | 83.8080 | 93.86 | 206,492 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1910 HX Base Yr 2024




230 SW BUCKLEY LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 134,220 |
| TOTAL MARKET OB/XF VALUE | | 1,100 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 148,150 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 148,150 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 97,428 |
| TOTAL JUST VALUE | | 230,320 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 230,320 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1531/459 | 1/08/2024 | WD | U | I | 11 | 100 |
| GRANTOR: ROGERS MICHAEL C SR | | | | | | |
| GRANTEE: FREDRICH SHARLA MIC | | | | | | |
| 1503/1882 | 11/30/2023 | WD | U | I | 11 | 100 |
| GRANTOR: ROGERS MICHAEL C SR | | | | | | |
| GRANTEE: FREDRICH SHARLA MIC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W24 FSP= W18 S5 E18 N5$W18S15 W20 FOP= W12 S22 E12 N22$ S22 FCP= W12 S24 E24 N24W12$ E12 FOP= S4 E20 N6 W12 S2 W8$ E8 N2 E42 N35$.

### 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 | 0294 | SHED WOOD/ | 0 | 100 | 13 | 13 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 40 | 60 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 300 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,100

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,500 | | | | | | | |
| 2 | 5200 | A | CROPLAND 2 | 0 | | A-1 | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 3,330 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 85,500 | | | | | | | |

REVIEW DATE 12/29/2023 BY TP Total Acres: 10.00 Total Land Value: 12,830 Market: 85,500 Agricultural: 3,330 Common: 9,500 PRINTED 11/18/2025 BY SYS