

FRISINA WARD ANTHONY/FRISINA SCARLET P
607 SW MARKHAM ST
LAKE CITY, FL 32024

30-5S-17-09458-001

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3																						
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																	
Exterior Wall	06	BD/BATTEN 100					0800	02	1,720	114.9000	68.94	118,577	1998	1998	0	0	0	60.00	40.00	VALUATION BY										STANDARD																							
Roof Structur	03	GABLE/HIP 100					1 MOBILE HME 100% - 2006														Heated Area: 1620										HX Base Yr 2006																						
Roof Cover	12	MODULAR MT 100					50 50 10 27 27 60 UOP BAS																											Tax Group: 3										Tax Dist:									
Interior Wall	05	DRYWALL 100																																BUILDING MARKET VALUE										47,431									
Interior Floo	14	CARPET 90																																TOTAL MARKET OB/XF VALUE										2,100									
Interior Floo	08	SHT VINYL 10																																TOTAL LAND VALUE - MARKET										91,080									
Air Condition	03	CENTRAL 100																																TOTAL MARKET VALUE										59,501									
Heating Type	04	AIR DUCTED 100																																SOH/AGL Deduction										19,954									
Bedrooms		3 100																																ASSESSED VALUE										39,547									
Bathrooms		2 100																																TOTAL EXEMPTION VALUE										HX HB 25,000									
Stories	1.	1. 100																																BASE TAXABLE VALUE										14,547									
Architectual Units	01	CONV 100 0 100																																TOTAL JUST VALUE										140,611									
Condition Adj	03	03 100					NCON VALUE										0																																				
Kitchen Adjus	01	01 100					INCOME VALUE																																														
Quality		05	05																																																		
DOR CODE		5000IMPROVED AG																																																			
MAP NUM						MKT AREA								02																																							
NEIGHBORHOOD/LOC		30517.00				1.00/																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	1,620	100		1,620	44,673																																																
UOP	400	25		100	2,758																																																
TOTALS		2,020			1,720	47,431	607 SW MARKHAM ST, LAKE CITY										BLD DATE												LGL DATE		04/08/2025										MLU												
EXTRA FEATURES							XF DATE												LAND DATE																																		
							INC DATE												AG DATE																																		
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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200																																						
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800																																						
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100																																						
LAND DESCRIPTION		TOTAL OB/XF															2,100																																				
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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000																																				
2	6200	A	PASTURE 3	100					14.18	AC		1.00	1.00	1.00	280.00	280.00	3,970																																				
3	9910	M	MKT.VAL.AG	0			0.00	0.00	14.18	AC		1.00	1.00	1.00	6,000.00	6,000.00	85,080																																				
REVIEW DATE	09/07/2017		BY	DF	Total Acres: 15.18		Total Land Value: 9,970		Market: 85,080		Agricultural: 3,970		Common: 6,000		PRINTED 11/19/2025 BY SYS																																						