COMM SW COR OF NE1/4, RUN N
1265.09 FT TO S R/W ALFRED
MARKHAM RD, RUN E ALONG R/W

FRANEY THOMAS E/FRANEY PENNY J
282 SW RAYBURN CT
LAKE CITY, FL 32024-4327

2026

35-4S-17-09031-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

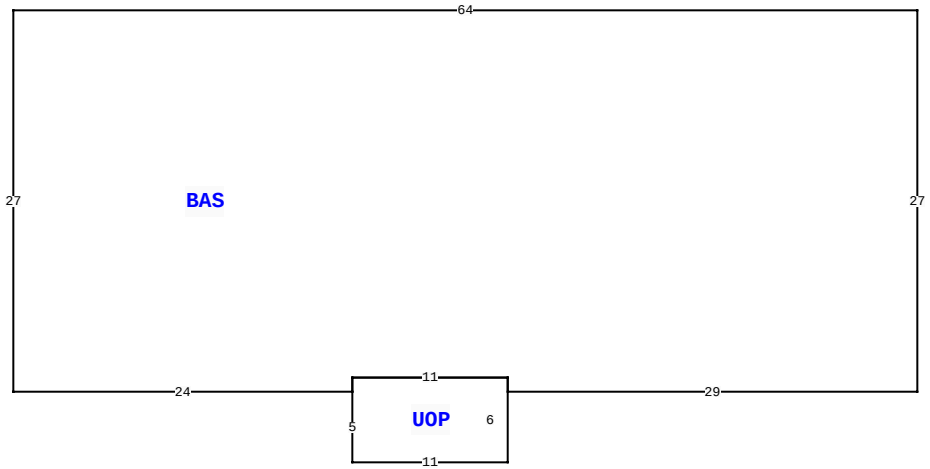
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100		1,717	46,936
UOP	66	25		16	437
TOTALS	1,783			1,733	47,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,733	113.9000	68.34	118,433	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1717 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

1650 SE ALFRED MARKHAM ST, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,373
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	65,691
SOH/AGL Deduction	8,755
ASSESSED VALUE	56,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,936
TOTAL JUST VALUE	164,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,073

SALE:2:1: 21.57 ACRES
SALE:1:1: SEVERAL DEEDS 743-818 THRU 846
XFOB:1:1: 1992 HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21274	M H	135	11/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0934/0980	8/29/2001	WD	Q	I		85,500
GRANTOR: BARTHELMES						
GRANTEE: THOMAS E & PENNY FR						
0743/0839	3/20/1991	WD	U	V	34	46,000
GRANTOR: DICKS						
GRANTEE: BARTHELMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E24 UOP= S5 E11N6 W11 S1$ N1 E11 S1 E29 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	11.50	AC		1.00	1.00	1.00	445.00	445.00	5,118							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	103,500							

REVIEW DATE 07/17/2017 BY DF Total Acres: 12.50 Total Land Value: 14,118 Market: 103,500 Agricultural: 5,118 Common: 9,000 PRINTED 11/18/2025 BY SYS