NE DIV: W1/2 BLOCK 17 MCELROYS S
906-1614 THRU 1626, QC 1452-749,

GEORGE LUCIOUS/SMITH VELMA JEAN
395 NE FRONIE ST
LAKE CITY, FL 32055

2026

00-00-00-11097-000

BUILDING CHARACTERISTICS

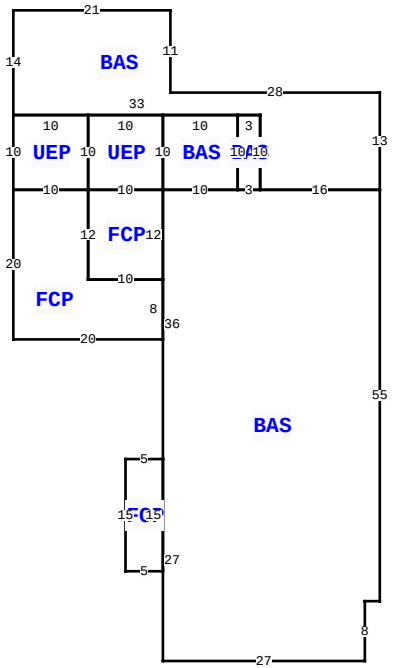
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100		30	1,634
BAS	100	100		100	5,447
BAS	538	100		538	29,305
BAS	1,811	100		1,811	98,645
FCP	120	25		30	1,634
FCP	280	25		70	3,813
FOP	75	30		22	1,199
UEP	100	60		60	3,268
UEP	100	60		60	3,268
TOTALS	3,154			2,721	148,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,721	97.2648	108.94	296,426	1960	1960	15	0	0	35.00	50.00

1 SINGLE FAM 100% - 2001 Heated Area: 2479 HX Base Yr 2001



395 NE FRONIE ST, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	1,590.00	UT	1.35	1.35	100	1993	1993	3	100	2,147	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0060	CARPORT F	0	100	20	22	440.00	UT	2.50	2.50	100	2004	2004	3	100	1,100	
4	0294	SHED WOOD/	0	100	21	22	462.00	UT	7.50	7.50	60	2004	2004	3	60	2,079	
5	0294	SHED WOOD/	0	100	24	24	576.00	UT	7.50	7.50	60	2004	2004	3	60	2,592	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	148,213
TOTAL MARKET OB/XF VALUE	9,718
TOTAL LAND VALUE - MARKET	7,140
TOTAL MARKET VALUE	165,071
SOH/AGL Deduction	53,498
ASSESSED VALUE	111,573
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	60,162
TOTAL JUST VALUE	165,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2483	ADDN SFR	50	11/22/2011
1233	ADDN SFR	35	05/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/749	11/12/2021	QC	U	I	11	100
GRANTOR: GEORGE LUCIOUS						
GRANTEE: GEORGE LUCIOUS						
0906/1626	6/22/2000	QC	Q	I	01	100
GRANTOR: VELMA SMITH						
GRANTEE: LUCIOUS GEORGE (SEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 BAS= N10 W3 S10 E3$ W3 BAS= N10 W10 S10 E10 $ W10 UEP= N10 W10 S10 E10$ FCP= W10 UEP= N10 W10 S10 E10$ FCP= W10 S20 E20 N8 W10 N12$ S12 E10 N12$ S36 FOP= W5 S15 E5 N15$ S27 E27 N8 E2 N55$ BAS= N13 W28 N11 W21 S14 E33 S10 E16$.

LAND DESCRIPTION

TOTAL OB/XF 9,718

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		*RSF-1	105.00	160.00	16,800.00	SF		1.00	1.00	0.85	0.50	0.43	7,140							

REVIEW DATE 10/19/2015 BY DF Total Acres: 0.39 Total Land Value: 7,140 Market: 0 Agricultural: 0 Common: 7,140 PRINTED 06/19/2026 BY SYS