NE DIV: 50 FT OFF W SIDE OF LOT
SURVEY.

POLLARD JOSEPH/POLLARD CHLORA
314 NE FRONIE ST
LAKE CITY, FL 32055

2027

00-00-00-11221-000

BUILDING CHARACTERISTICS

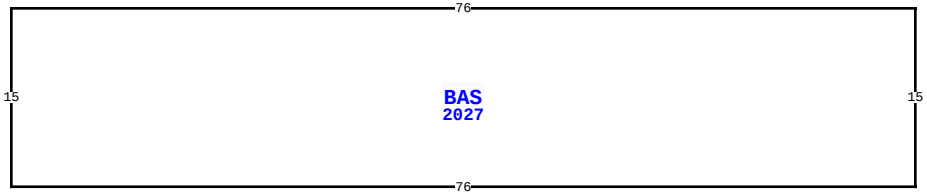
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,140	100	2027	1,140	100,995
TOTALS	1,140			1,140	100,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,140	113.0000	90.40	103,056	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1140 HX Base Yr



314 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2027	2026		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	100,995
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	4,750
TOTAL MARKET VALUE	106,145
SOH/AGL Deduction	0
ASSESSED VALUE	106,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,145
TOTAL JUST VALUE	106,145
NCON VALUE	101,395
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-000001			03/25/2026
2025-000003	CITY PERMIT FOR D		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1293	7/15/2026	WD	Q	V	01	150,000
GRANTOR: CURRY SCOTT						
GRANTEE: POLLARD JOSEPH						
1527/114	11/07/2024	WD	Q	V	01	8,000
GRANTOR: MOONSTONE PROPERTY IN						
GRANTEE: CURRY SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=-65,-20] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 400

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		*RSF	-350.00	200.00	10,000.00	SF		1.00	1.00	0.95	0.50	0.48	4,750							

REVIEW DATE 05/11/2026 BY JB Total Acres: 0.23 Total Land Value: 4,750 Market: 0 Agricultural: 0 Common: 4,750 PRINTED 11/17/2026 BY SYS