E DIV: LOTS 3 & 4 BLOCK 7 THOMAS

764-1507, LE 1484-2572,

FRAMPTON MICHAEL ALBERT/FRAMPTON EVELYN J
862 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

00-00-00-12897-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

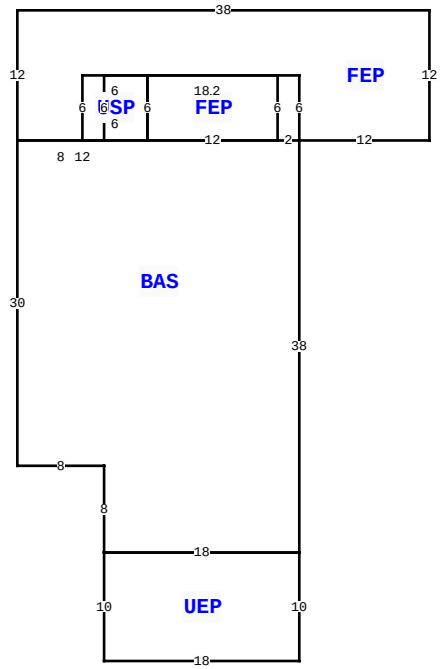
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 90
Roof Cover	12	MODULAR MT 10
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	54,434
FEP	72	80		58	3,417
FEP	348	80		278	16,377
UEP	180	60		108	6,362
USP	36	35		13	766
TOTALS	1,560			1,381	81,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,381	93.9600	107.11	147,919	1950	1995	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 924 HX Base Yr



232 NE BRADLEY TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	81,355
TOTAL MARKET OB/XF VALUE	6,100
TOTAL LAND VALUE - MARKET	9,360
TOTAL MARKET VALUE	96,815
SOH/AGL Deduction	0
ASSESSED VALUE	96,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,815
TOTAL JUST VALUE	96,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/2572	1/31/2023	LE	U	I	14	100
GRANTOR: FRAMTON MICHAEL ALBER						
GRANTEE: THOMAS RICHARD D						
0764/1507	9/09/1992	QC	Q	V	01	0
GRANTOR: TED FRAMPTON						
GRANTEE: MICHAEL FRAMPTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FEP= N6 W12 S6 E12$ W12 USP= N6 W6 S6 E6$ W12 S30E8 S8 UEP= S10 E18 N10 W18$ E18 N38$ FEP= E12 N12 W38 S12 E8 N6 E18 S6$.

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	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	1950	1950	3	100	1,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,200	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,100

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	0		*RSF-1	104.00	120.00	12,480.00	SF		1.00	1.00	1.00	0.75	0.75	9,360							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.29 Total Land Value: 9,360 Market: 0 Agricultural: 0 Common: 9,360 PRINTED 05/08/2026 BY SYS