S DIV: LOTS 14, 15, 16 & N1/2 OF
A WILDERWOOD S/D.

FRAZIER HOLLY ANN
1176 SE INGLEWOOD AVE
LAKE CITY, FL 32025

2027

00-00-00-14258-000

BUILDING CHARACTERISTICS

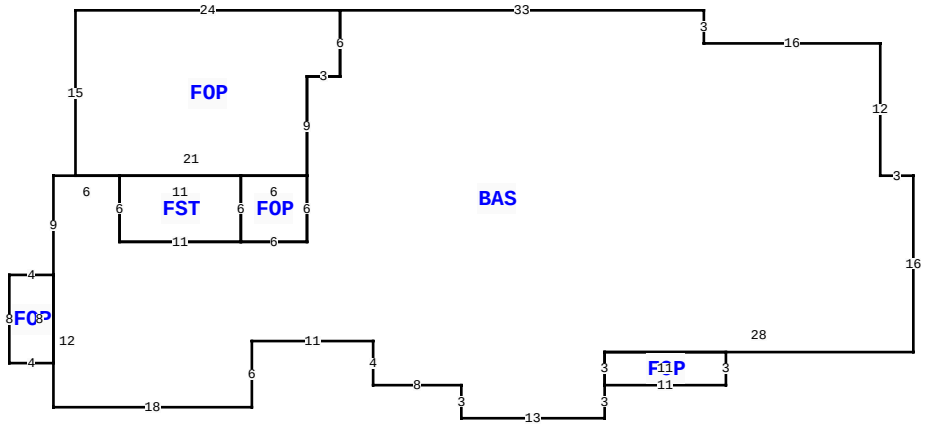
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,041	100		2,041	149,195
FOP	32	30		10	731
FOP	33	30		10	731
FOP	36	30		11	804
FOP	333	30		100	7,310
FST	66	55		36	2,632
TOTALS	2,541			2,208	161,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	102.2380	112.46	248,312	1940	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2041 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

1176 SE INGLEWOOD AVE, LAKE CITY

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0280	POOL R/CON	0	100	28	14	392.00	UT	30.40	30.40	100	2022	2021		93	11,083	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		161,403
TOTAL MARKET OB/XF VALUE		13,383
TOTAL LAND VALUE - MARKET		26,819
TOTAL MARKET VALUE		201,605
SOH/AGL Deduction		20,940
ASSESSED VALUE		180,665
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,254
TOTAL JUST VALUE		201,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045255	Roof Replacement	12,000	08/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1441	6/20/2024	QC	U	I	11	100
GRANTOR: FRAZIER JONATHAN						
GRANTEE: FRAZIER HOLLY ANN						
1419/0048	9/04/2020	WD	Q	I	01	180,000
GRANTOR: LEE S & LAUREN M PINC						
GRANTEE: HOLLY A & JONATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W33 S6 W3 S9 S6 W6 W11 N6 W6 S9 S12 E18 N6 E11 S4 E8 S3 E13 N3 N3 E28 N16 W3 N12 W16 N3 $
FOP=[ORIG=-33,0] W24 S15 E21 N9 E3 N6 $
FST=[ORIG=-42,21] N6 W11 S6 E11 $
FOP=[ORIG=-36,15] W6 S6 E6 N6 $
FOP=[ORIG=-9,34] E11 N3 W11 S3 $
FOP=[ORIG=-59,24] W4 S8 E4 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,383

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-2	175.00	153.00	26,819.00	SF		1.00	1.00	1.00	1.00	1.00	26,819							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.62 Total Land Value: 26,819 Market: 0 Agricultural: 0 Common: 26,819 PRINTED 11/17/2026 BY SYS