LOT 1 UNIT 4 MAY-FAIR S/D.

813-1180, DC 912-1757, WD 1091-1

MUNN NANCY L
151 SW FRITZ GLN
LAKE CITY, FL 32024

2027

02-4S-16-02911-401

BUILDING CHARACTERISTICS

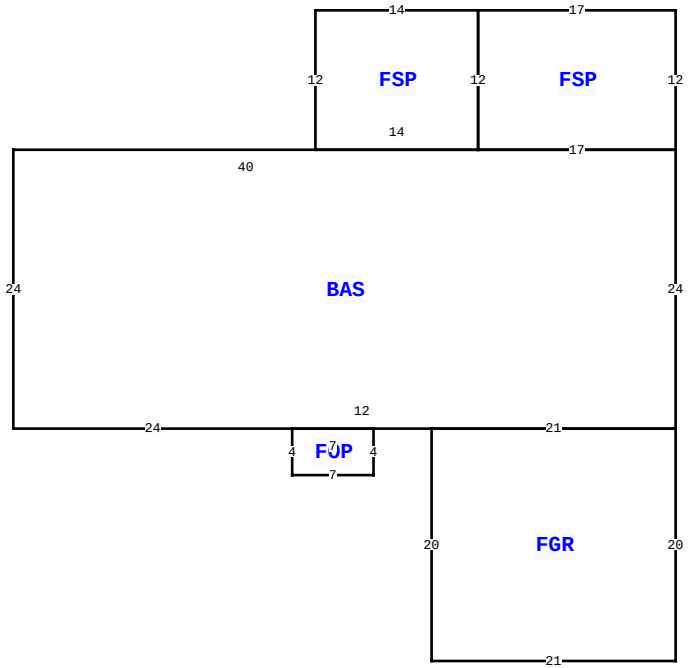
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	123,685
FGR	420	55		231	20,886
FOP	28	30		8	723
FSP	168	40		67	6,057
FSP	204	40		82	7,414
TOTALS	2,188			1,756	158,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,756	119.9880	131.99	231,774	1995	1995	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2007 Heated Area: 1368 HX Base Yr 2007



151 SW FRITZ GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,695.00	UT	1.50	1.50	100	1995	1995	3	100	2,543	
3	0060	CARPORT F	0	100	12	20	240.00	UT	4.50	4.50	100	2009	2009	3	100	1,080	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	
5	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
6	0030	BARN,MT	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2024	2023		100	8,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	158,765
TOTAL MARKET OB/XF VALUE	17,923
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	211,688
SOH/AGL Deduction	67,029
ASSESSED VALUE	144,659
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	43,248
TOTAL JUST VALUE	211,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055595	Remodel	19,067	05/04/2026
30484	MAINT/ALTR	40	09/24/2012
10046	SFR	230	08/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/67	4/21/2022	LE	U	I	14	100
GRANTOR: MUNN NANCY L						
GRANTEE: MUNN CHAD E						
1091/1688	7/27/2006	WD	Q	I		185,000
GRANTOR: DARLENE MORRIS						
GRANTEE: NANCY L MUNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W14 S12 E14$ W40 S24 E24 FOP= S4 E7 N4 W7$ E12 FGR= S20 E21 N20 W21$ E21 N24$ FSP= N12 W17 S12 E17$.

LAND DESCRIPTION

TOTAL OB/XF 17,923

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/25/2023 BY KS Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS