LOT 3 CYPRESS CREEK S/D.
826-1040, PB 848-518, 880-1516

FRAZIER DEVIN T
180 SW MERRIMACK PL
LAKE CITY, FL 32024

**2027**

**03-4S-16-02739-103**

## BUILDING CHARACTERISTICS

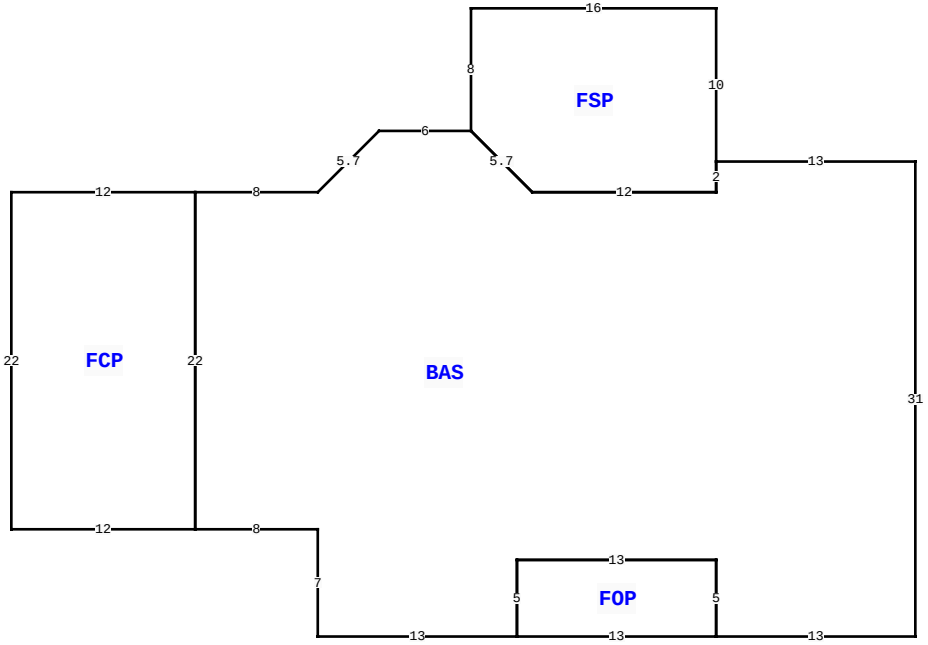
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 3416.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,308 | 100 | | 1,308 | 101,659 |
| FCP | 264 | 25 | | 66 | 5,130 |
| FOP | 65 | 30 | | 20 | 1,554 |
| FSP | 184 | 40 | | 74 | 5,751 |
| TOTALS | 1,821 | | | 1,468 | 114,094 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,468 | 108.7020 | 119.57 | 175,529 | 1996 | 1996 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1308 HX Base Yr 2019




180 SW MERRIMACK PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 114,094 |
| TOTAL MARKET OB/XF VALUE | | 18,346 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 154,940 |
| SOH/AGL Deduction | | 30,661 |
| ASSESSED VALUE | | 124,279 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 67,868 |
| TOTAL JUST VALUE | | 154,940 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 157,020 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 10848 | SFR | 220 | 03/05/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1355/0672 | 3/12/2018 | WD | Q | I | 01 | 115,000 |
| GRANTOR: SUSAN LYNN BROWN & TA | | | | | | |
| GRANTEE: DEVIN T FRAZIER | | | | | | |
| 1260/0868 | 8/19/2013 | LE | U | I | 14 | 0 |
| GRANTOR: SUSAN LYNN BROWN & TA | | | | | | |
| GRANTEE: MELISSA BROWN & ETA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 FSP= N10 W16 S8 R4 D4 E12 N2$ S2 W12 U4 L4 W6 L4 D4 W8 FCP= W12 S22 E12 N22$ S22 E8 S7 E13 FOP= E13 N5 W13 S5$ N5 E13 S5 E13 N31$.

## 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 | 1,178.00 | UT | 2.00 | 2.00 | 50 | 1996 | 1996 | 3 | 50 | 1,178 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 330.00 | UT | 7.50 | 7.50 | 50 | 2007 | 2007 | 3 | 50 | 1,238 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 10 | 106 | 1,060.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 3,180 | |
| 4 | 0031 | BARN,MT AE | 0 | 100 | 25 | 30 | 750.00 | UT | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 100 | 11,250 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,346

| 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 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.53 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS