

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

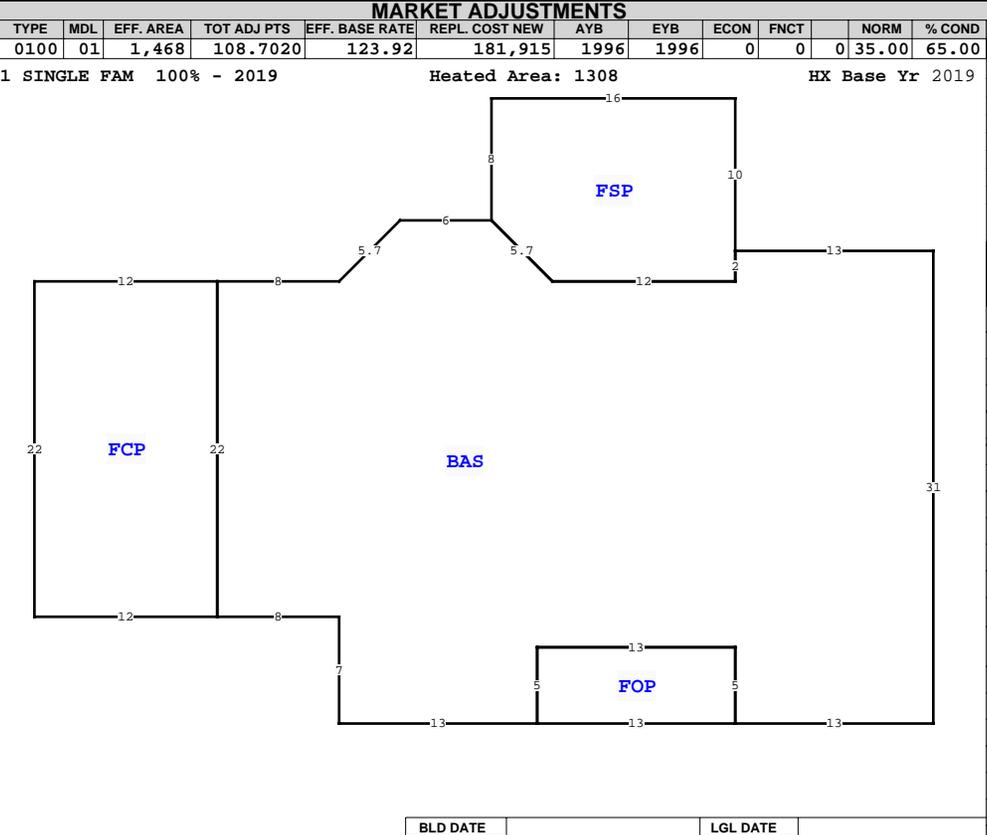
FRAZIER DEVIN T  
180 SW MERRIMACK PL  
LAKE CITY, FL 32024

**2026**

03-4S-16-02739-103  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,308	100	
FCP	264	25	
FOP	65	30	
FSP	184	40	
TOTALS	1,821		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2019								
Heated Area: 1308 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		118,245	
TOTAL MARKET OB/XF VALUE		18,346	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		159,091	
SOH/AGL Deduction		38,432	
ASSESSED VALUE		120,659	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		64,248	
TOTAL JUST VALUE		159,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		153,020	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10848	SFR	220	03/05/1996
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1355/0672	3/12/2018	WD Q	I 01
GRANTOR: SUSAN LYNN BROWN & TA		SALE PRICE 115,000	
GRANTEE: DEVIN T FRAZIER			
1260/0868	8/19/2013	LE U	I 14
GRANTOR: SUSAN LYNN BROWN & TA		0	
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																
L N	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	UT	2.00	2.00	50	1996	1996	3	50	1,178	
2	0120	CLFENCE	4	0	100	0	UT	7.50	7.50	50	2007	2007	3	50	1,238	
3	0166	CONC, PAVMT	0	100	10	106	UT	3.00	3.00	100	2007	2007	3	100	3,180	
4	0031	BARN, MT AE	0	100	25	30	UT	15.00	15.00	100	2007	2007	3	100	11,250	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,500	
TOTALS												18,346				

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							