LOT 15 HAIGHT-ASHBURY S/D.
WD 1021-2921, WD 1060-2064,

FRAZIER REBECCA F
270 SE LINDALE GLN
LAKE CITY, FL 32025

**2027**

**03-4S-17-07486-115**

## BUILDING CHARACTERISTICS

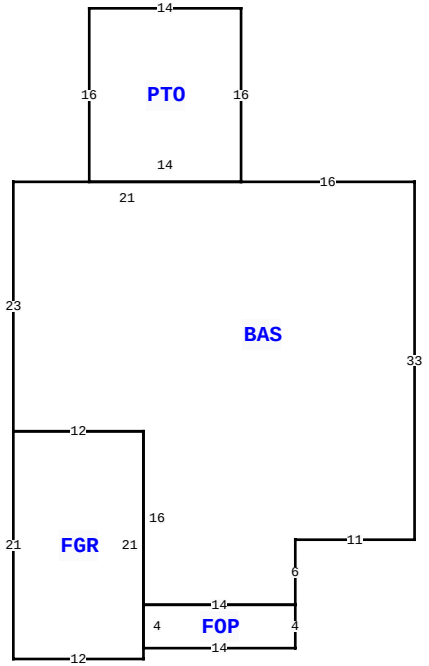
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 3417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,185 | 100 | | 1,185 | 122,842 |
| FGR | 252 | 55 | | 139 | 14,410 |
| FOP | 56 | 30 | | 17 | 1,762 |
| PTO | 224 | 5 | | 11 | 1,140 |
| TOTALS | 1,717 | | | 1,352 | 140,154 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,352 | 117.8000 | 129.58 | 175,192 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 1185 HX Base Yr 2006




270 SE LINDALE GLN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 140,154 |
| TOTAL MARKET OB/XF VALUE | | 5,588 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 168,242 |
| SOH/AGL Deduction | | 51,756 |
| ASSESSED VALUE | | 116,486 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 65,075 |
| TOTAL JUST VALUE | | 168,242 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 170,794 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23323 | SFR | 384 | 06/27/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1060/2064 | 9/23/2005 | WD | Q | I | | 96,900 |
| GRANTOR: WIREGRASS HOME BUILDE | | | | | | |
| GRANTEE: REBECCA F FRAZIER | | | | | | |
| 1021/2921 | 6/30/2004 | WD | Q | V | 02 | 115,000 |
| GRANTOR: EL RANCH NO TENGO | | | | | | |
| GRANTEE: WIREGRASS HOME BUIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 PTO= N16 W14 S16 E14$ W21 S23 FGR= S21 E12 N21 W12$ E12 S16 FOP= S4 E14 N4 W14$ E14 N6 E11 N33$ .

## 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 | 495.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 1,238 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 300.00 | UT | 10.50 | 10.50 | 100 | 2012 | 2012 | 3 | 100 | 3,150 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,588

| 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 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 03/15/2017 BY DF Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS