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

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

2026

03-4S-17-07486-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

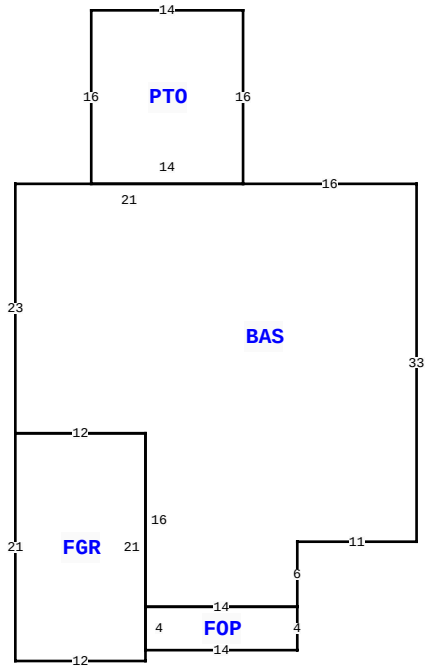
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	127,307
FGR	252	55		139	14,933
FOP	56	30		17	1,826
PTO	224	5		11	1,182
TOTALS	1,717			1,352	145,248

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	134.29	181,560	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	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,248
TOTAL MARKET OB/XF VALUE		5,588
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		173,336
SOH/AGL Deduction		60,243
ASSESSED VALUE		113,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,682
TOTAL JUST VALUE		173,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,578

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 05/12/2026 BY SYS