

COMM SW COR OF NW1/4, RUN N 775.  
 FT FOR POB, CONT E 225 FT, N 315  
 225 FT, S 315.51 FT TO POB. (AKA

FRAZE DAVID E/FRAZE SUSAN L  
 346 NW IVY GLEN  
 LAKE CITY, FL 32055

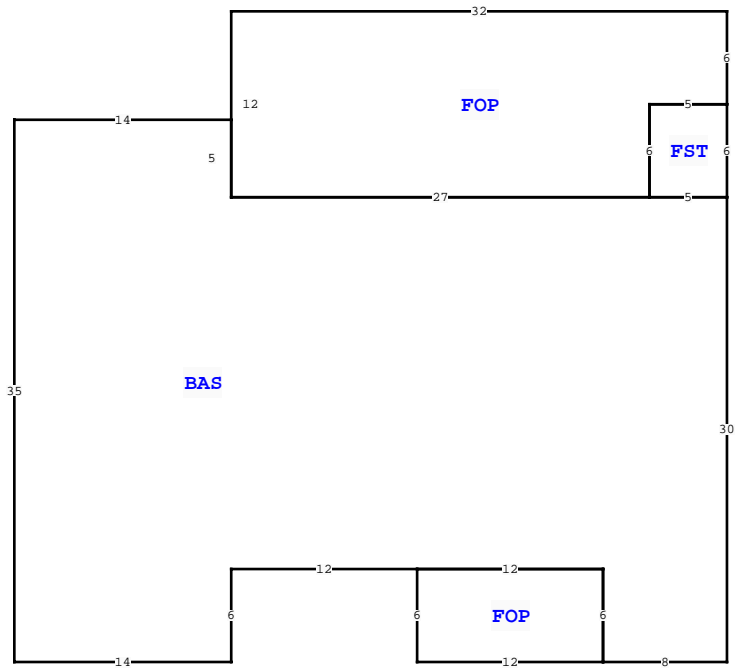
2026

05-3S-17-04843-020



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	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	
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,306	100	
FOP	72	30	
FOP	354	30	
FST	30	55	
TOTALS	1,762		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,450	126.3600	141.52	205,204	1983	1983	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1306 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			133,383
TOTAL MARKET OB/XF VALUE			46,175
TOTAL LAND VALUE - MARKET			29,340
TOTAL MARKET VALUE			208,898
SOH/AGL Deduction			84,596
ASSESSED VALUE			124,302
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			72,891
TOTAL JUST VALUE			208,898
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047001	Additions	30,000	04/19/2023
000045705	Roof Replacement	8,000	10/18/2022
40852	REMODEL	0	11/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/2659	1/28/2021	QC	U	I	11	100

GRANTOR: FRAZE SUSAN L FKA SUS  
 GRANTEE: FRAZE DAVID E  
 0780/0956 9/27/1993 QC Q I 01 0  
 GRANTOR: MITCHELL LEE  
 GRANTEE: SUSAN LEE

BUILDING NOTES	
BAS=[ORIG=0,0] W27 N5 W14 S35 E14 N6 E12 E12 S6 E8 N30 W5 \$ FOP=[ORIG=0,0] N6 E5 N6 W32 S12 E27 \$ FOP=[ORIG=-15,24] S6 E12 N6 W12 \$ FST=[ORIG=5,0] W5 N6 E5 S6 \$	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1987	1987	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	800	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	700	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	100	2021	2020		100	3,000	
5	0280	POOL R/CON	0	100	16	36	576.00	UT	70.00	100	2021	2020		91	36,691	
6	0070	CARPORT UF	0	100	21	41	1.00	UT	2,400.00	100	2021	2020		100	2,400	
7	0252	LEAN-TO W/	0	100	16	41	1.00	UT	984.00	100	2021	2020		100	984	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	100	2021	2020		100	400	

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		RSF/MH	0.00	0.00	1.63	AC		1.00	1.00	1.00	18,000.00	18,000.00	29,340							