

COMM INTERS OF N LINE OF SE1/4 O  
 US-441, RUN E 420 FT FOR POB, CO  
 S 210 FT, W 630 FT, N 210 FT TO

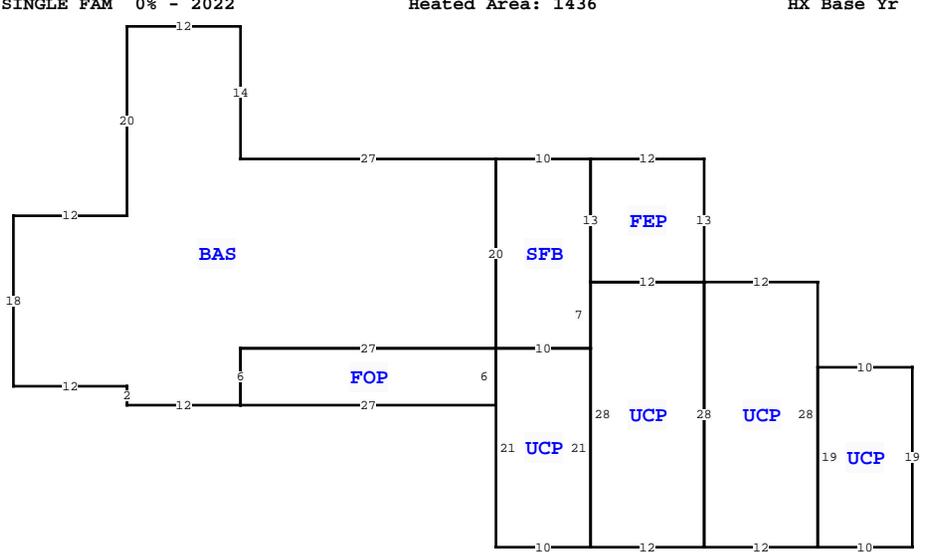
HUGGINS OPAL CHRISTINE/HUGGINS DANA P  
 196 SE GOLF CLUB AVE  
 LAKE CITY, FL 32025

**2026**

08-3S-17-04888-000  


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	06	VINYL ASB	30		
Air Condition	03	CENTRAL	100		
Heating Type	02	CONVECTION	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	8317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100		1,236	74,596
FEP	156	80		125	7,544
FOP	162	30		49	2,958
SFB	200	80		160	9,656
UCP	190	20		38	2,293
UCP	210	20		42	2,535
UCP	336	20		67	4,044
UCP	336	20		67	4,044
TOTALS	2,826			1,784	107,669

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,784	81.4500	92.85	165,644	1955	1955	0	0	35.00	65.00
1 SINGLE FAM 0% - 2022 Heated Area: 1436 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		107,669	
TOTAL MARKET OB/XF VALUE		4,906	
TOTAL LAND VALUE - MARKET		30,600	
TOTAL MARKET VALUE		143,175	
SOH/AGL Deduction		0	
ASSESSED VALUE		143,175	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		143,175	
TOTAL JUST VALUE		143,175	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		133,634	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/299	1/14/2021	PB U	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: HUGGINS DANA P						
966/156	10/25/2002	QC U	U	I	11	100
GRANTOR: HUGGINS C L						
GRANTEE: HUGGINS CARL ALLEN						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0070	CARPORT UF	0	0	10	16	160.00	UT	1.50	1.50	100	0	0	3	100	240	
3	0070	CARPORT UF	0	0	12	24	288.00	UT	1.50	1.50	50	0	0	3	50	216	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
6	0031	BARN, MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,800	

TOTAL OB/XF												4,906					
279 NE FRAZIER LN, LAKE CITY																	
BLD DATE		LGL DATE		05/08/2026		MLU											
XF DATE		LAND DATE															
INC DATE		AG DATE															

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W27 N14 W12 S20 W12 S18 E12 S2 E12 FOP= E27 N6 W27 S6\$ N6 E27 UCP= S21 E10 UCP= E12 UCP= E12 UCP= E10 N19 W10 S19\$ N28 W12 S28\$ N28 W12 S28\$ N21 W10\$ SFB= E10 N7 FEP= E12 N13 W12 S13\$ N13 W10 S20\$ N20\$.											

LAND DESCRIPTION												TOTAL OB/XF												4,906					
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	0			0.00	0.00	3.00	AC		1.00	1.00	0.85	12,000.00	10,200.00	30,600												