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

2027

08-3S-17-04888-000

BUILDING CHARACTERISTICS

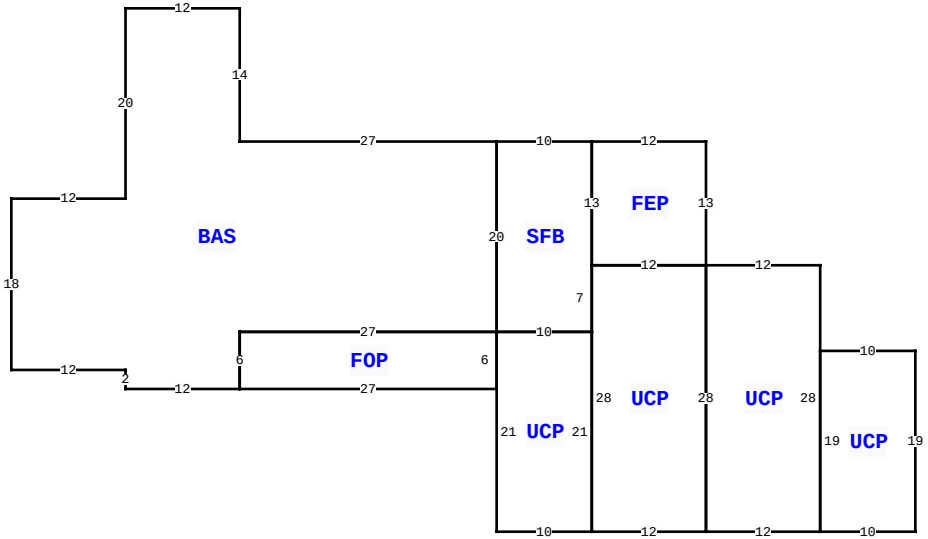
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	71,985
FEP	156	80		125	7,280
FOP	162	30		49	2,854
SFB	200	80		160	9,318
UCP	190	20		38	2,213
UCP	210	20		42	2,446
UCP	336	20		67	3,902
UCP	336	20		67	3,902
TOTALS	2,826			1,784	103,900

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	89.60	159,846	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1436 HX Base Yr



279 NE FRAZIER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,900
TOTAL MARKET OB/XF VALUE	4,906
TOTAL LAND VALUE - MARKET	30,600
TOTAL MARKET VALUE	139,406
SOH/AGL Deduction	0
ASSESSED VALUE	139,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,406
TOTAL JUST VALUE	139,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,284

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	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: HUGGINS DANA P						
966/156	10/25/2002	QC	U	I	11	100
GRANTOR: HUGGINS C L						
GRANTEE: HUGGINS CARL ALLEN						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 4,906

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	0			0.00	0.00	3.00	AC		1.00	1.00	0.85	12,000.00	10,200.00	30,600							

REVIEW DATE 08/11/2015 BY DF Total Acres: 3.00 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 11/17/2026 BY SYS