COMM AT INTERS OF EAST R/W OF U
LINE OF SE1/4 OF NW1/4, RUN E 10
POB, CONT E 109.38 FT, S 840 FT,

GREEN JULIAN
P O BOX 370
LAKE CITY, FL 32056

2027

08-3S-17-04890-000

BUILDING CHARACTERISTICS

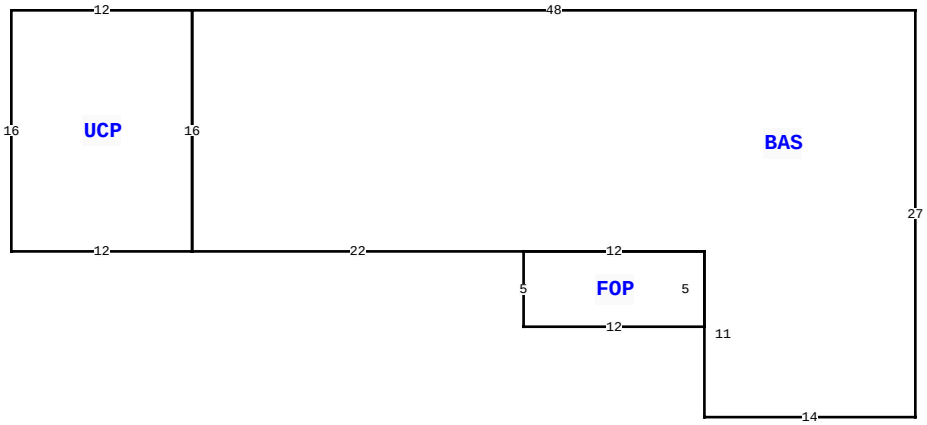
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	5000	IMPROVED AG
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	922	100		922	68,614
FOP	60	30		18	1,340
UCP	192	20		38	2,828
TOTALS	1,174			978	72,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	978	104.0832	114.49	111,971	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 922 HX Base Yr



256 NE FRAZIER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	10/16/2023 SPF

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	0296	SHED METAL	0	0	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0252	LEAN-TO W/	0	0	10	16	160.00	UT	2.00	2.00	100	1993	1993	3	100	320	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,781
TOTAL MARKET OB/XF VALUE	620
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	79,516
SOH/AGL Deduction	0
ASSESSED VALUE	79,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,516
TOTAL JUST VALUE	97,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/571	7/01/2024	WD	U	I	11	0
GRANTOR: GREEN J D						
GRANTEE: GREEN JULIAN						
1140/1336	1/11/2008	WD	Q	I		60,000
GRANTOR: HELEN JOANNE LEE & LE						
GRANTEE: J D GREEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UCP= W12 S16 E12 N16$ S16 E22 FOP= S5 E12 N5W12$ E12 S11E14 N27$.

LAND DESCRIPTION

TOTAL OB/XF 620

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	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	5500	A	TIMBER 2	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	21,000							

REVIEW DATE 08/11/2015 BY DF Total Acres: 8.00 Total Land Value: 6,115 Market: 21,000 Agricultural: 3,115 Common: 3,000 PRINTED 11/17/2026 BY SYS