NW1/4 OF NE1/4 OF NE1/4.

WD 1385-2051

GREEN AMANDA S
P O BOX 370
LAKE CITY, FL 32056-0370

2027

08-3S-17-04902-000

BUILDING CHARACTERISTICS

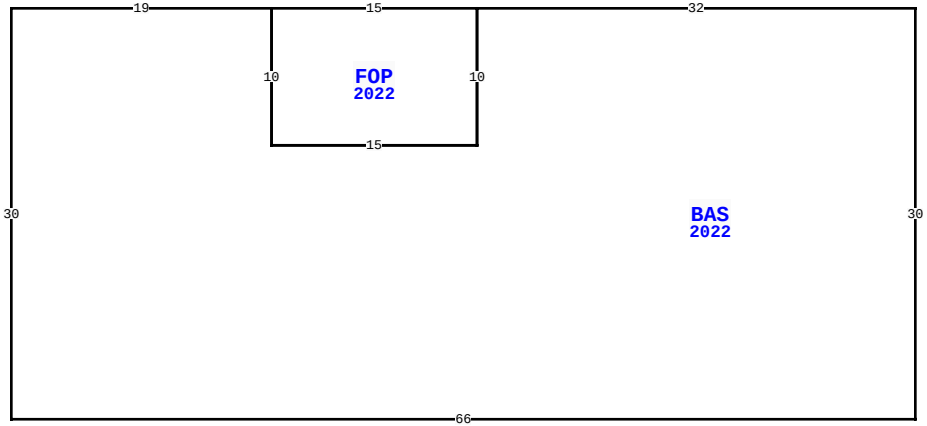
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,830	100	2022	1,830	197,131
FOP	150	35	2022	52	5,601
TOTALS	1,980			1,882	202,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,882	117.0000	115.83	217,992	2021	2021	0	0	0	7.00	93.00

2 MANUF 3 100% - 2022 Heated Area: 1830 HX Base Yr 2022



753 NE FRAZIER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0021	BARN,FR AE	0	100	24	34	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0255	MBL HOME S	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		202,733
TOTAL MARKET OB/XF VALUE		9,150
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		223,388
SOH/AGL Deduction		42,727
ASSESSED VALUE		180,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,250
TOTAL JUST VALUE		286,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049883	Electrical Servic	0	05/21/2024
41124	M H		01/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/2051	6/03/2019	WD	U	I	11	0

GRANTOR: JOSEPH D GREEN

GRANTEE: AMANDA S GREEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=10,-20] W32 S10 W15 N10 W19 S30 E66 N30 $
FOP=[YR=2022;ORIG=-37,-20] E15 S10 W15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,150

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	5500	A	TIMBER 2	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
2	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	67,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 10.00 Total Land Value: 11,505 Market: 67,500 Agricultural: 4,005 Common: 7,500 PRINTED 11/17/2026 BY SYS