E1/2 OF NE1/4 OF NE1/4.

WD 999-853, FJ 1002-2728.

GREEN DAVID S
761 NE FRASIER LN
LAKE CITY, FL 32055

2027

08-3S-17-04902-002

BUILDING CHARACTERISTICS

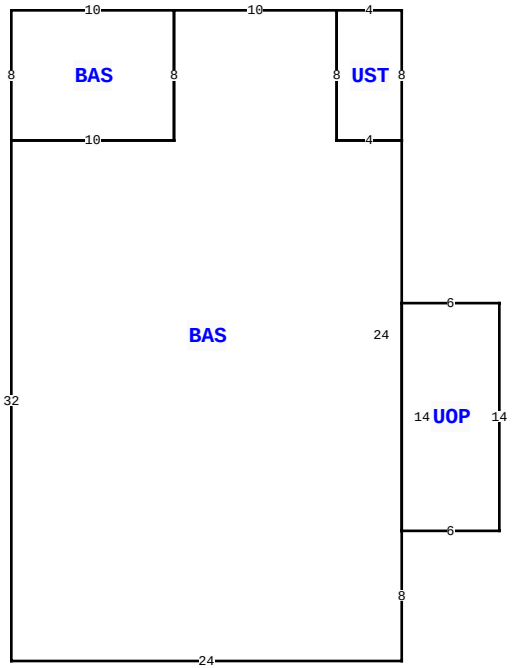
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
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	80	100		80	3,172
BAS	848	100		848	33,623
UOP	84	20		17	674
UST	32	45		14	555
TOTALS	1,044			959	38,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	959	55.4580	61.00	58,499	1946	1946	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 928 HX Base Yr 1997



755 NE FRAZIER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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	0040	BARN,POLE	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	100	2000	2000	3	100	750	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,024
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		62,059
SOH/AGL Deduction		26,862
ASSESSED VALUE		35,197
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,197
TOTAL JUST VALUE		188,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15741	M H	125	07/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0999/0853	10/20/2003	WD	Q	I	01	100

GRANTOR: DAVID STEPHAN GREEN &

GRANTEE: DAVID S GREEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 N8 W10 BAS= W10 S8 E10 N8$ S8 W10 S32 E24N8 UOP= E6 N14 W6 S14$ N24$ UST= N8 W4 S8 E4$.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	15.00	AC		1.00	1.00	1.00	445.00	445.00	6,675							
3	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	40.00	40.00	160							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	19.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	133,000							

REVIEW DATE 08/11/2015 BY DF Total Acres: 20.00 Total Land Value: 13,835 Market: 133,000 Agricultural: 6,835 Common: 7,000 PRINTED 11/17/2026 BY SYS