

COMM SW COR OF NW1/4 OF NE1/4, R
 POB, RUN N 207.56 FT, E 150 FT,
 R/W FRAZIER GREEN RD, W ALONG R/

TOMLIN TEDDY LYNDELL JR/TOMLIN CORTNEY
 441 NE FRAZIER LN
 LAKE CITY, FL 32055

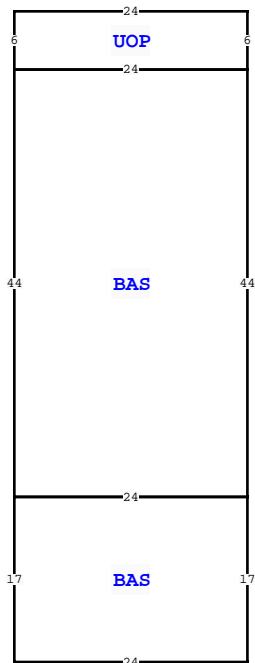
2026

08-3S-17-04914-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	06	VINYL ASB 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	05	05	
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
BAS	408	100	
BAS	1,056	100	
UOP	144	20	
TOTALS	1,608		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2026									Heated Area: 1464	HX Base Yr 2026



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			92,542
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			11,800
TOTAL MARKET VALUE			106,742
SOH/AGL Deduction			0
ASSESSED VALUE			106,742
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			55,331
TOTAL JUST VALUE			106,742
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/315	8/29/2025	WD U	U	I	11	100
GRANTOR: TOMLIN TEDDY LYNDELL						
GRANTEE: TOMLIN TEDDY LYNDEL						
1494/1721	7/12/2023	WD U	U	I	11	100
GRANTOR: TAYLOR GEORGIA MARIE						
GRANTEE: TOMLIN TEDDY LYNDEL						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,400	
2	0166	CONC, PAVMT	0	100	20	26	1.00	UT	0.00	100	1993	1993	3	100	600	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	400	
TOTALS														2,400		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.18	AC		1.00	1.00	1.00	10,000.00	10,000.00	11,800							