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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

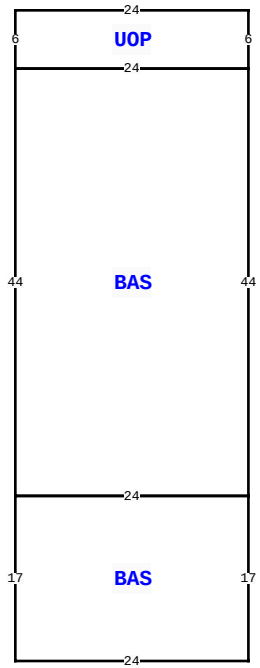
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100		408	25,740
BAS	1,056	100		1,056	66,622
UOP	144	20		29	1,830
TOTALS	1,608			1,493	94,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,493	85.1400	97.06	144,911	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1464 HX Base Yr 2026



441 NE FRAZIER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,192
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		11,800
TOTAL MARKET VALUE		108,392
SOH/AGL Deduction		0
ASSESSED VALUE		108,392
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,981
TOTAL JUST VALUE		108,392
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	I	11	100
GRANTOR: TOMLIN TEDDY LYNDELL						
GRANTEE: TOMLIN TEDDY LYNDEL						
1494/1721	7/12/2023	WD	U	I	11	100
GRANTOR: TAYLOR GEORGIA MARIE						
GRANTEE: TOMLIN TEDDY LYNDEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S44 BAS= S17 E24 N17 W24$ E24 N44 UOP= N6 W24 S6 E24$.

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

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	1.18	AC		1.00	1.00	1.00	10,000.00	10,000.00	11,800							

REVIEW DATE 08/11/2015 BY DF Total Acres: 1.18 Total Land Value: 11,800 Market: 0 Agricultural: 0 Common: 11,800 PRINTED 05/07/2026 BY SYS