COMM SW COR OF NW1/4 OF NE1/4, R 207.56 FT FOR POB, CONT N 317.44 FT, S 644.97 FT TO N R/W FRAZIER

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

2027

08-3S-17-04915-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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

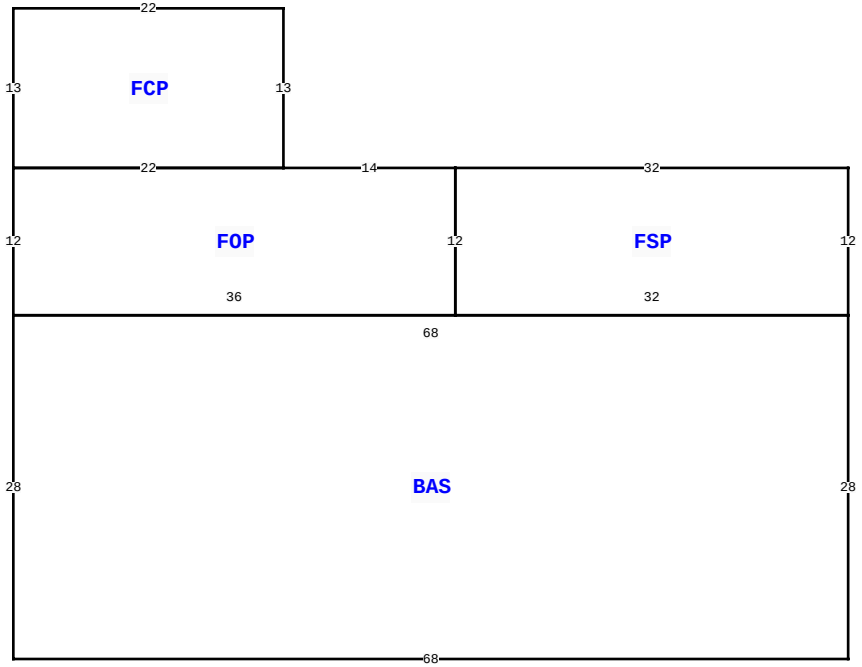
NEIGHBORHOOD/LOC 8317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100		1,904	52,048
FCP	286	25		72	1,968
FOP	432	35		151	4,128
FSP	384	40		154	4,210
TOTALS	3,006			2,281	62,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,281	113.9000	68.34	155,884	2002	2002	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 1904 HX Base Yr



483 NE FRAZIER LN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/11/2026 MLU
INC DATE | AG DATE

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	62,354
TOTAL MARKET OB/XF VALUE	5,400
TOTAL LAND VALUE - MARKET	32,160
TOTAL MARKET VALUE	76,754
SOH/AGL Deduction	0
ASSESSED VALUE	76,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,754
TOTAL JUST VALUE	99,914
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20630	M H	125	04/22/2003

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: STALVEY GEORGIA MARIE						
GRANTEE: TOMLIN TEDDY LYNDEL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N12 W32 FOP= W14 FCP= N13 W22 S13 E22$ W22 S12 E36 N12$S12 E32$ BAS= W68 S28 E68 N28$.

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	0200	C	MBL HM	0		00	0.00	0.00	1.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,160							
2	6200	A	PASTURE 3	0					3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
3	9910	M	MKT.VAL.AG	0					3.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	24,000							

REVIEW DATE 08/11/2015 BY DF Total Acres: 4.02 Total Land Value: 9,000 Market: 24,000 Agricultural: 840 Common: 8,160 PRINTED 11/16/2026 BY SYS