

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

2026

08-3S-17-04915-000
VALUATION SUMMARY

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
BAS	1,904	100	
FCP	286	25	
FOP	432	35	
FSP	384	40	
TOTALS	3,006		

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	60.00	40.00												
2 MOBILE HME 0% - 2024 Heated Area: 1904 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/11/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			130,918

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						

EXTRA FEATURES		483 NE FRAZIER LN, LAKE CITY															
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	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	

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							