COMM SW COR OF NW1/4 OF NE1/4, E
POB, N 210.86, E 132.25 FT, S 33
OF NE FRAZIER LN, W 132.33 FT, N

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

2027

08-3S-17-04915-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

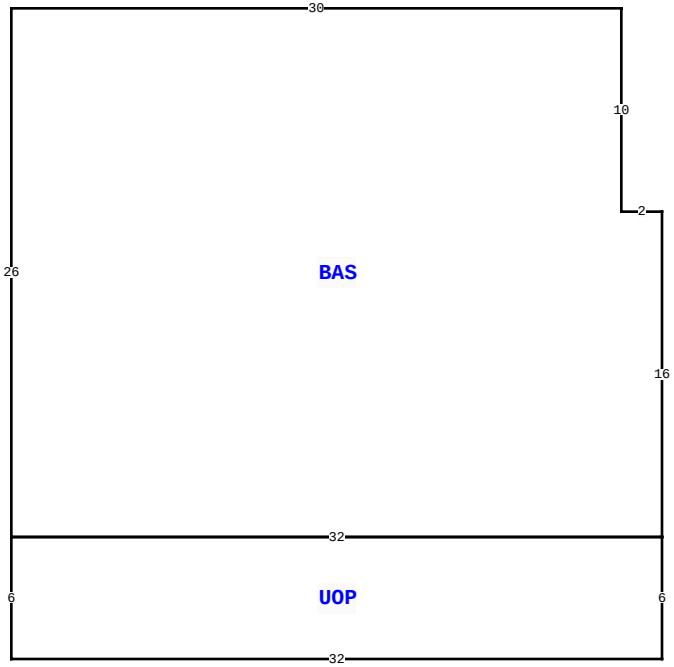
NEIGHBORHOOD/LOC 8317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100		812	28,154
UOP	192	20		38	1,318
TOTALS	1,004			850	29,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	850	70.0474	77.05	65,492	1960	1960	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2024 Heated Area: 812 HX Base Yr



485 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	0294	SHED WOOD/	0	0	11	24	1.00	UT	0.00	0.00	100	2003	2003	3	100	462	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,471
TOTAL MARKET OB/XF VALUE	462
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	39,933
SOH/AGL Deduction	31,509
ASSESSED VALUE	8,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,424
TOTAL JUST VALUE	39,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1242	5/15/2026	WD	U	I	11	100
GRANTOR: TOMLIN TEDDY LYNDELL						
GRANTEE: TOMLIN TEDDY LYNDEL						
1548/315	8/29/2025	WD	U	I	11	100
GRANTOR: TOMLIN TEDDY LYNDELL						
GRANTEE: TOMLIN TEDDY LYNDEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S26 UOP= S6 E32 N6 W32$ E32N16 W2 N10$.

LAND DESCRIPTION

TOTAL OB/XF 462

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 08/11/2015 BY DF Total Acres: 1.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/16/2026 BY SYS