COMM SE COR OF NE1/4 OF NE 1/4
RUN N 22 FT FOR POB, RUN W
464.30 FT, N 326.86 FT, E

FRAZIER WILLIAM E/FRAZIER SYLVIA G
295 SW MARLEY GLEN
LAKE CITY, FL 32024

2027

10-4S-16-02833-001

BUILDING CHARACTERISTICS

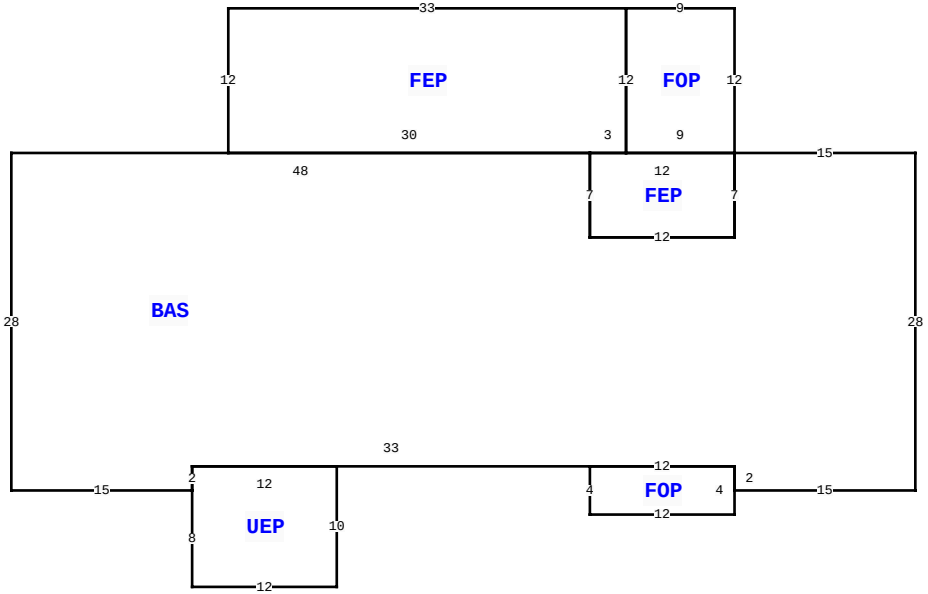
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0148	SFRES/WAREHOUSE/STRG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100		1,926	135,368
FEP	84	80		67	4,709
FEP	396	80		317	22,280
FOP	48	30		14	984
FOP	108	30		32	2,249
UEP	120	60		72	5,060
TOTALS	2,682			2,428	170,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,428	98.2998	108.13	262,540	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1926 HX Base Yr 1997



295 SW MARLEY GLN, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0011	BARN,BLK A	0	100	24	48	1,152.00	UT	1.50	1.50	100	0	0	3	100	1,728	
3	0040	BARN,POLE	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
5	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
6	0166	CONC,PAVMT	0	100	0	0	1,244.00	UT	1.50	1.50	100	1997	1997	3	100	1,866	
7	0120	CLFENCE 4	0	100	0	0	320.00	UT	7.50	7.50	100	2007	2007	3	100	2,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		186,375
TOTAL MARKET OB/XF VALUE		23,930
TOTAL LAND VALUE - MARKET		34,800
TOTAL MARKET VALUE		245,105
SOH/AGL Deduction		83,048
ASSESSED VALUE		162,057
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,646
TOTAL JUST VALUE		245,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13105	POOL	115	09/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1151/2258	8/09/2002	WD	Q	I	03	100
GRANTOR: WILLIAM FRAZIER						
GRANTEE: WILLIAM & SYLVIA FR						
0819/0652	3/18/1996	WD	Q	I		96,300
GRANTOR: GALBRAITH						
GRANTEE: FRAZIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N12 W9 S12 E9$ FEP= W12 S7 E12 N7$ S7 W12
N7FEP= E3 N12 W33 S12 E30$ W48 S28 E15 UEP= S8 E12 N10 W12
S2$ N2 E33 FOP= S4 E12 N4 W12$ E12 S2 E15 N28$.

LAND DESCRIPTION

TOTAL OB/XF 23,930

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		A-1	0.00	0.00	3.48	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,800							

REVIEW DATE 01/18/2024 BY KS Total Acres: 3.48 Total Land Value: 34,800 Market: 0 Agricultural: 0 Common: 34,800 PRINTED 11/16/2026 BY SYS

COMM SE COR OF NE1/4 OF NE 1/4
RUN N 22 FT FOR POB, RUN W
464.30 FT, N 326.86 FT, E

FRAZIER WILLIAM E/FRAZIER SYLVIA G
295 SW MARLEY GLEN
LAKE CITY, FL 32024

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BUILDING CHARACTERISTICS

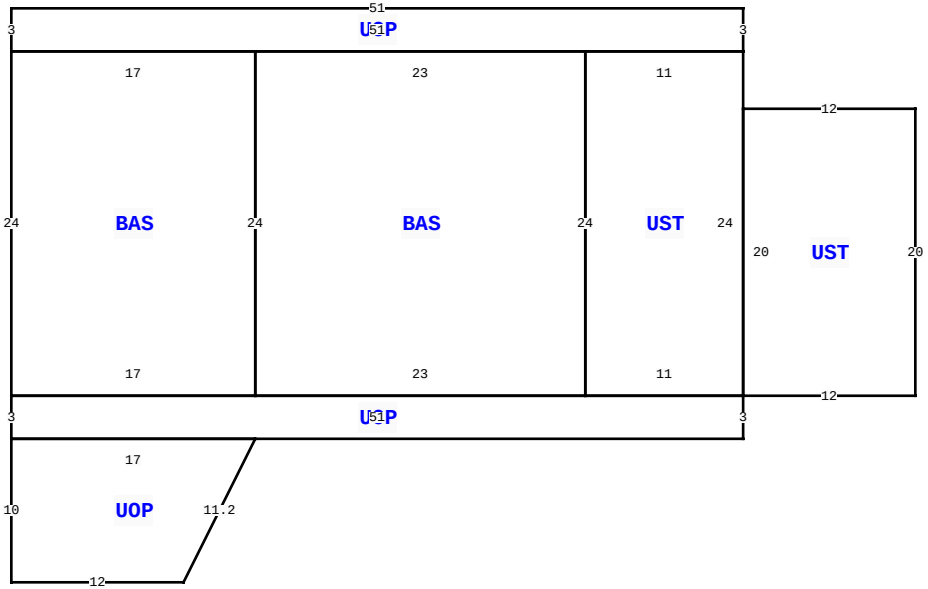
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	04	04
DOR CODE	0148	SFRES/WAREHOUSE/STRG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100		408	4,760
BAS	552	100		552	6,439
UOP	145	30		44	514
UOP	153	30		46	537
UOP	153	30		46	537
UST	240	50		120	1,400
UST	264	50		132	1,540
TOTALS	1,915			1,348	15,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	1,348	63.0420	23.33	31,449	1967	1967	0	0	0	50.00	50.00

2 C B MISC 0% - 1997 Heated Area: 960 HX Base Yr 1997



295 SW MARLEY GLN, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: WILLIAM & SYLVIA FR						
0819/0652	3/18/1996	WD	Q	I		96,300
GRANTOR: GALBRAITH						
GRANTEE: FRAZIER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N3 W51 S3 E51$ UST= W11 BAS= W23 BAS= W17 S24 E17 N24$ S24 E23 N24$ S24 E11 UOP= W51 S3 UOP= S10 E12 R5 U10 W17 $ E51 N3$ UST= E12 N20 W12 S20$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/18/2024 BY KS Total Acres: 3.48 Total Land Value: 34,800 Market: 0 Agricultural: 0 Common: 34,800 PRINTED 11/16/2026 BY SYS