COMM NE COR OF SW1/4 OF NE1/4, W
311.04 FT, W 146.45 FT FOR POB,
146.50 FT, E 301.29 FT, N 146.50

FRADDOSIO TIFFANY ANNE/FRADDOSIO ERIC EUGENE JR
22631 41ST DR
LAKE CITY, FL 32024

2027

10-4S-16-02847-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

240 SW OXFORD CT, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,120
TOTAL MARKET VALUE	12,120
SOH/AGL Deduction	7,303
ASSESSED VALUE	4,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,817
TOTAL JUST VALUE	12,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1248	10/15/2026	QC	U	V	11	0

GRANTOR: STAFFIERI DAVID

GRANTEE: FRADDOSIO TIFFANY A

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	0000	C	VAC RES	0		A-1	301.00	146.00	1.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,120							

REVIEW DATE BY Total Acres: 1.01 Total Land Value: 12,120 Market: 0 Agricultural: 0 Common: 12,120 PRINTED 11/17/2026 BY SYS