COMM SW COR OF SW1/4 OF NW1/4,
RUN E 660.5 FT, N 319.2 FT,
E 200 FT FOR POB, RUN E 375.19

FRAZIER TIMOTHY W/FRAZIER MARGARET ANN
3618 SW STATE ROAD 247
LAKE CITY, FL 32024

2027

15-4S-16-02992-000

BUILDING CHARACTERISTICS

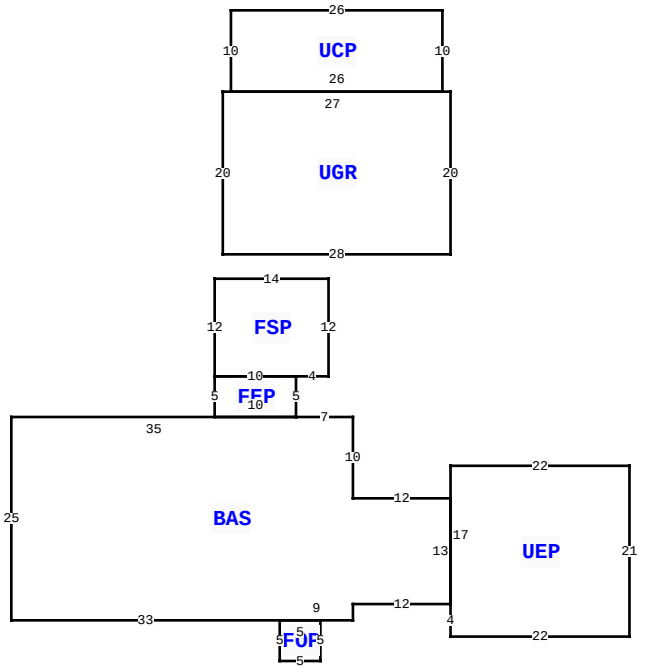
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100		1,206	92,422
FEP	50	80		40	3,065
FOP	25	30		8	613
FSP	168	40		67	5,134
UCP	260	20		52	3,985
UEP	462	60		277	21,228
UGR	560	45		252	19,312
TOTALS	2,731			1,902	145,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,902	107.1850	117.90	224,246	1956	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1206 HX Base Yr 1998



3618 SW STATE ROAD 247 , LAKE CITY

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		145,760
TOTAL MARKET OB/XF VALUE		1,496
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		170,256
SOH/AGL Deduction		70,720
ASSESSED VALUE		99,536
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,125
TOTAL JUST VALUE		170,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055819	Remodel	7,881	06/03/2026
000050876	Remodel	6,000	09/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/1089	4/07/2017	WD	U	I	11	100
GRANTOR: TIMOTHY W & MARGARET						
GRANTEE: TIMOTHY W & MARGARE						
0843/1708	8/06/1997	WD	Q	I		64,000
GRANTOR: BUCHNER						
GRANTEE: FRAZIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N10 W7 FEP= N5 FSP= E4 N12 W14 S12 E10$ W10 S5 E10$ W35 S25 E33 FOP= S5 E5 N5 W5$ E9 N2 E12 UEP= S4 E22 N21 W22 S17$ N13 PTR=N30 UGR= N20 W1 UCP= N10 W26 S10 E26$ W27 S20 E28$ S30$.

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	100	8	8	64.00	UT	14.00	14.00	100	2007	2007	3	100	896	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,496

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		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	23,000							

REVIEW DATE 03/23/2026 BY robin Total Acres: 2.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS