

COMM NE COR OF NE1/4 OF SEC 17,
S 1024.24 FT, E 190.01 FT FOR PO
E 670.16 FT, S 265 FT, W 669.19

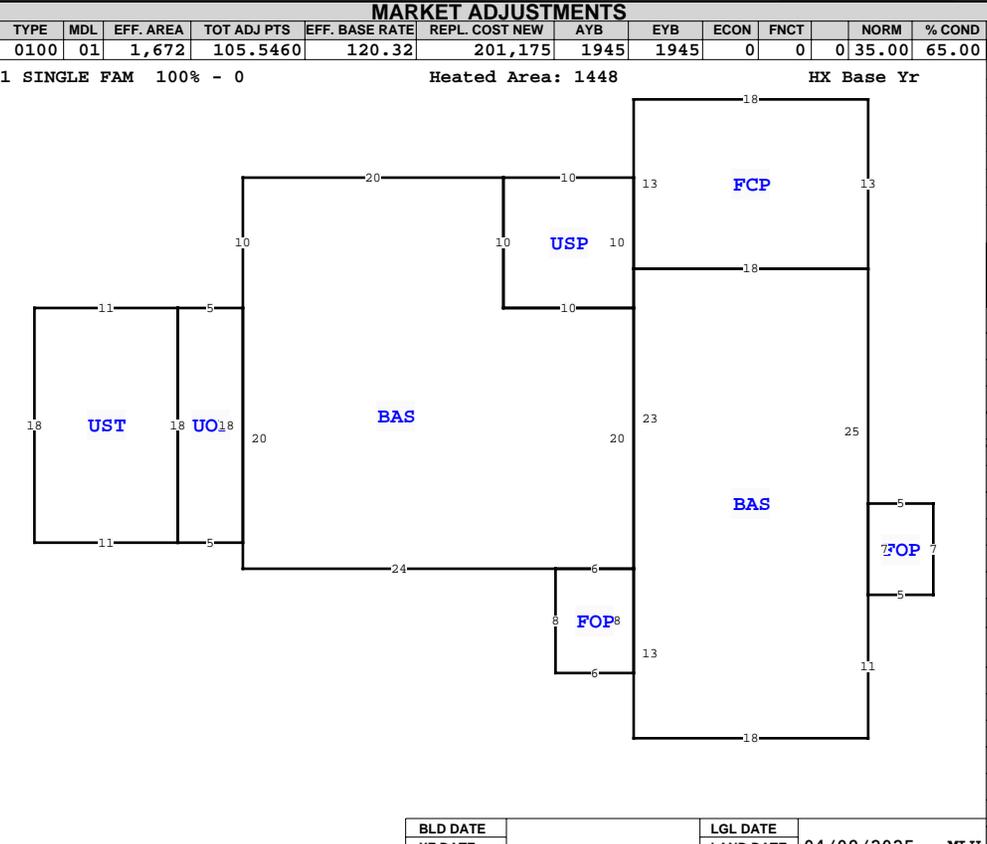
FRASER JAMES R JR/FRASER MARTHA C
385 SE MILL CREEK CT
LAKE CITY, FL 32025

2026

16-4S-17-08387-002



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	04		SINGLE SID	90	
Exterior Wall	19		COMMON BRK	10	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	14		PREFIN MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	90	
Interior Floor	08		SHT VINYL	10	
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	03		03	100	
Kitchen Adjus	01		01	100	
Quality	05		05		
DOR CODE	5000		IMPROVED	AG	
MAP NUM			MKT AREA	06	
NEIGHBORHOOD/LOC	16417.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100		648	50,679
BAS	800	100		800	62,566
FCP	234	25		58	4,536
FOP	35	30		10	782
FOP	48	30		14	1,095
UOP	90	20		18	1,408
USP	100	35		35	2,737
UST	198	45		89	6,960
TOTALS	2,153			1,672	130,764



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		130,764				
TOTAL MARKET OB/XF VALUE		2,468				
TOTAL LAND VALUE - MARKET		86,895				
TOTAL MARKET VALUE		154,681				
SOH/AGL Deduction		88,397				
ASSESSED VALUE		66,284				
TOTAL EXEMPTION VALUE		HX HB 41,284				
BASE TAXABLE VALUE		25,000				
TOTAL JUST VALUE		220,127				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		217,834				
SALE:1:1: MOTHER TO SON 4.01 AC WITH SMALL HOUSE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
7171	ADDN SFR	17,000	05/18/1993			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/1463	1/30/2004	WD	Q	I	01	36,900
GRANTOR: RUTH FRASER						
GRANTEE: JAMES & MARTHA FRAS						
0768/2263	12/23/1992	WD	Q	I	03	30,000
GRANTOR: RUTH FRASER						
GRANTEE: JAMES R FRASER JR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W20 S10 UOP= W5 UST= W11 S18 E11 N18\$ S18 E5 N18\$ S20 E24FOP= S8 E6 N8 W6\$ E6 BAS= S13 E18 N11 FOP= E5 N7 W5 S7\$ N25 FCP= N13 W18 S13 E18\$ W18 S23\$N20 USP= N10 W10 S10 E10\$ W10 N10\$.						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	0020	BARN,FR	0	100	33	16	528.00	UT	3.00	3.00	75	0	0	3	75	1,188	
2	0040	BARN,POLE	0	100	0	0	680.00	UT	1.00	1.00	100	0	0	3	100	680	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION		TOTAL OB/XF																						
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	0100	C	SFR	100		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	4,500.00	4,500.00	18,045							
2	5500	A	TIMBER 2	0			0.00	0.00	7.65	AC		1.00	1.00	1.00	445.00	445.00	3,404							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	7.65	AC		1.00	1.00	1.00	9,000.00	9,000.00	68,850							

REVIEW DATE		BY		DF		Total Acres: 11.66		Total Land Value: 21,449		Market: 68,850		Agricultural: 3,404		Common: 18,045		PRINTED 05/07/2026 BY SYS	
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