BEG NE COR OF NE1/4 OF NE1/4, S
W 400.01 FT, N 1011.60 FT, E 402
POB. EX 2 AC DESC ORB 1005-2777

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

2026

17-4S-17-08397-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5020	IMP AG/BARN	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,180
TOTAL LAND VALUE - MARKET	61,710
TOTAL MARKET VALUE	16,021
SOH/AGL Deduction	1,362
ASSESSED VALUE	14,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,659
TOTAL JUST VALUE	66,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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
1	0040	BARN,POLE	0	0	80	80	1.00	UT	6,400.00	6,400.00	50	0	0	3	50	3,200	
2	0040	BARN,POLE	0	0	60	66	1.00	UT	3,960.00	3,960.00	50	0	0	3	50	1,980	

LAND DESCRIPTION

TOTAL OB/XF 5,180

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	4900	C	STRG/BARN	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	5500	A	TIMBER 2	0			0.00	0.00	5.26	AC		1.00	1.00	1.00	445.00	445.00	2,341							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	6.26	AC		1.00	1.00	1.00	8,500.00	8,500.00	53,210							

REVIEW DATE 05/03/2017 BY BC Total Acres: 6.26 Total Land Value: 10,841 Market: 53,210 Agricultural: 2,341 Common: 8,500 PRINTED 06/23/2026 BY SYS