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**

## COLUMBIA COUNTY PROPERTY



### 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 | |

### 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 05/08/2026 BY SYS