

AKA TRACT 10 SUN PARK WOODS UNRE  
 COMM NW COR OF SW1/4 OF NW1/4, S  
 TROY RD, N 71 DEG E E 268.26 FT,

FRANKS BRADLEY/FRANKS KRISTEN  
 1886 SW SALEM RD  
 LAKE CITY, FL 32024

2026

19-4S-16-03062-210



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
TOTALS	1,560		104,695

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2023	Heated Area: 1560		HX Base Yr 2023						
<div style="border: 1px solid black; width: 400px; height: 300px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -20px; left: 50%; transform: translate(-50%, -50%);">52</div> <div style="position: absolute; bottom: -20px; left: 50%; transform: translate(-50%, -50%);">52</div> <div style="position: absolute; left: 50%; top: 50%; transform: translate(-50%, -50%);">BAS</div> <div style="position: absolute; left: -100px; top: 50%; transform: translate(0, 50%);">30</div> <div style="position: absolute; right: -100px; top: 50%; transform: translate(0, 50%);">30</div> </div>													
BLD DATE				LGL DATE	05/09/2024			MLU					
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			104,695
TOTAL MARKET OB/XF VALUE			8,100
TOTAL LAND VALUE - MARKET			164,640
TOTAL MARKET VALUE			200,235
SOH/AGL Deduction			31,231
ASSESSED VALUE			169,004
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			117,593
TOTAL JUST VALUE			277,435
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042836	Roof Replacement	9,130	09/27/2021
28610	M H	491	06/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1480/1341	10/27/2022	QC	U	I	11	100	
GRANTOR: FRANKS BRADLEY							
GRANTEE: FRANKS BRADLEY							
1459/2156	2/15/2022	WD	Q	I	01	175,000	
GRANTOR: STROTHERS STEVEN							
GRANTEE: FRANKS BRADLEY							

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	600	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
3	0080	DECKING	0	100	0	0		1.00	UT 500.00	100	2022	2021		100	500	

TOTAL OB/XF														8,100			
1886 SW SALEM RD, LAKE CITY																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W52 S30 E52 N30\$.																	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.58	AC		1.00	1.00	1.00	8,000.00	8,000.00	84,640							
2	6200	A	PASTURE 3	100			0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	9910	M	MKT.VAL.AG	100					10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							