

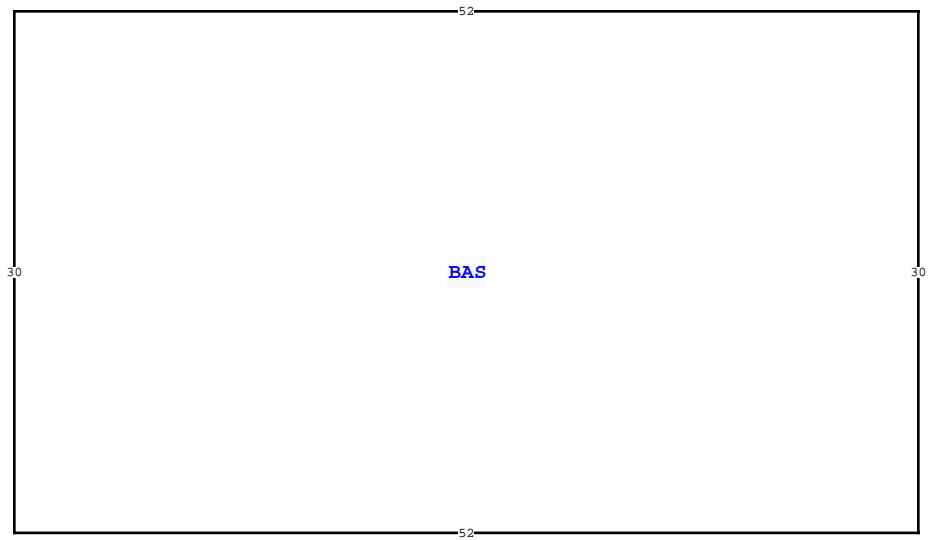
AKA TRACT 10 SUN PARK WOODS UNRE
 COMM NW COR OF SW1/4 OF NW1/4, S
 TROY RD, N 71 DEG E E 268.26 FT,

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		102,506

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						
												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,560	100		1,560	102,506							
TOTALS	1,560			1,560	102,506							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			102,506	
TOTAL MARKET OB/XF VALUE			8,100	
TOTAL LAND VALUE - MARKET			164,640	
TOTAL MARKET VALUE			198,046	
SOH/AGL Deduction			29,042	
ASSESSED VALUE			169,004	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			117,593	
TOTAL JUST VALUE			275,246	
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
1	0296	SHED METAL	0	100	0	0			0.00	100	2014	2014
2	9945	Well/Sept	0	100	0	0			7,000.00	100		
3	0080	DECKING	0	100	0	0			500.00	100	2022	2021

TOTAL OB/XF													8,100	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									
			05/09/2024			MLU								

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W52 S30 E52 N30\$.												

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	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								