

BEG E LINE OF W1/2 OF SEC 20 & I  
OF GUM SWAMP RD, RUN N 347 FT, W  
S TO N R/W GUM SWAMP RD, E TO PO

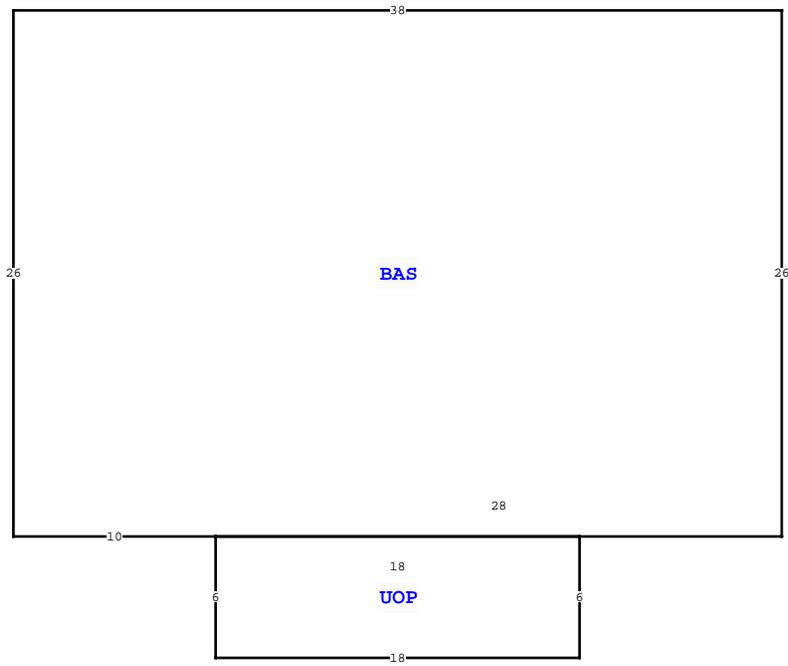
FRAMPTON MICHAEL A/FRAMTON EVELYN J  
862 SE COUNTY ROAD 245  
LAKE CITY, FL 32025

**2026**

20-3S-17-05366-000

ELEMENT		CD	CONSTRUCTION
Exterior Wall	04		SINGLE SID 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	02		WALL BD/WD 100
Interior Floor	14		CARPET 90
Interior Floor	08		SHT VINYL 10
Air Condition	02		WINDOW 100
Heating Type	02		CONVECTION 100
Bedrooms			3 100
Bathrooms			1 100
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	03		03
DOR CODE	0101 SFRES/SFRES		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	988	100	
UOP	108	20	
TOTALS	1,096		1,010 52,166

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2023									Heated Area: 988	HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			75,472
TOTAL MARKET OB/XF VALUE			720
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			88,192
SOH/AGL Deduction			0
ASSESSED VALUE			88,192
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			88,192
TOTAL JUST VALUE			88,192
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			88,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2572	1/31/2023	LE	U	I	14	100
GRANTOR: FRAMTON MICHAEL ALBER						
GRANTEE: THOMAS RICHARD D						
1484/2569	1/31/2023	QC	U	I	11	100
GRANTOR: FRAMTON MICHAEL A						
GRANTEE: FRAMTON MICHAEL A						

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	0	12	12			5.00	100	2004	2004	3	100	720	

BUILDING NOTES																

BUILDING DIMENSIONS													
BAS= W38 S26 E10 UOP= S6 E18 N6 W18 E28 N26\$.													

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	0			0.00	0.00	2.00	AC		1.00	1.00	0.80	7,500.00	6,000.00	12,000							

