LOT 6 BLOCK C 242 VILLAGE S/D.
465-453, 760-1103, 763-1772, QC

FRY MISTEE/FRY CHASE
121 SW MUSKET PL
LAKE CITY, FL 32025

2026

21-4S-17-08640-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

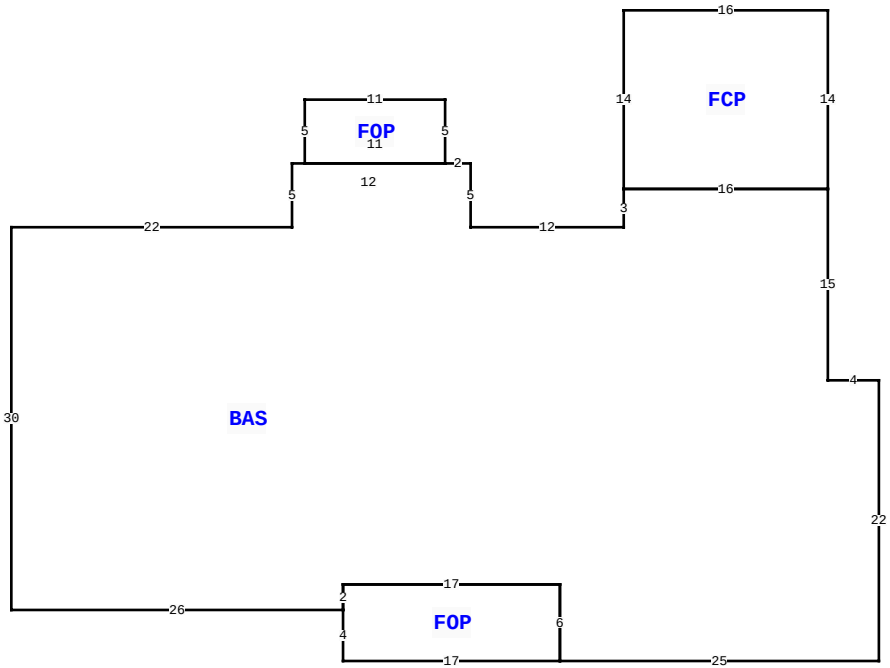
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100		2,176	176,560
FCP	224	25		56	4,544
FOP	55	30		16	1,298
FOP	102	30		31	2,516
TOTALS	2,557			2,279	184,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,279	111.4530	124.83	284,488	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2176 HX Base Yr 2026



121 SW MUSKET PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,917
TOTAL MARKET OB/XF VALUE		3,620
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		203,537
SOH/AGL Deduction		8,673
ASSESSED VALUE		194,864
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,453
TOTAL JUST VALUE		203,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/122	9/10/2025	WD	Q	I	01	236,000
GRANTOR: CAREY NORANDA L						
GRANTEE: FRY MISTEE						
1406/1148	2/18/2020	WD	Q	I	01	138,000
GRANTOR: DANIEL T HOLLOMAN						
GRANTEE: NORANDA L CAREY & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S30 E26 FOP= S4 E17N6 W17 S2$ N2 E17 S6 E25 N22 W4 N15 FCP= N14 W16 S14 E16$W16 S3 W12 N5 W2 FOP= N5 W11 S5 E11$ W12 S5$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0166	CONC,PAVMT	0	100	8	70	560.00	UT	2.00	2.00	100	2017	2017	3	100	1,120	

LAND DESCRIPTION

TOTAL OB/XF 3,620

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	0100	C	SFR	100		A-1	180.00	140.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 09/17/2025 BY TP Total Acres: 0.58 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 03/24/2026 BY SYS