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

**2027**

**21-4S-17-08640-035**

## BUILDING CHARACTERISTICS

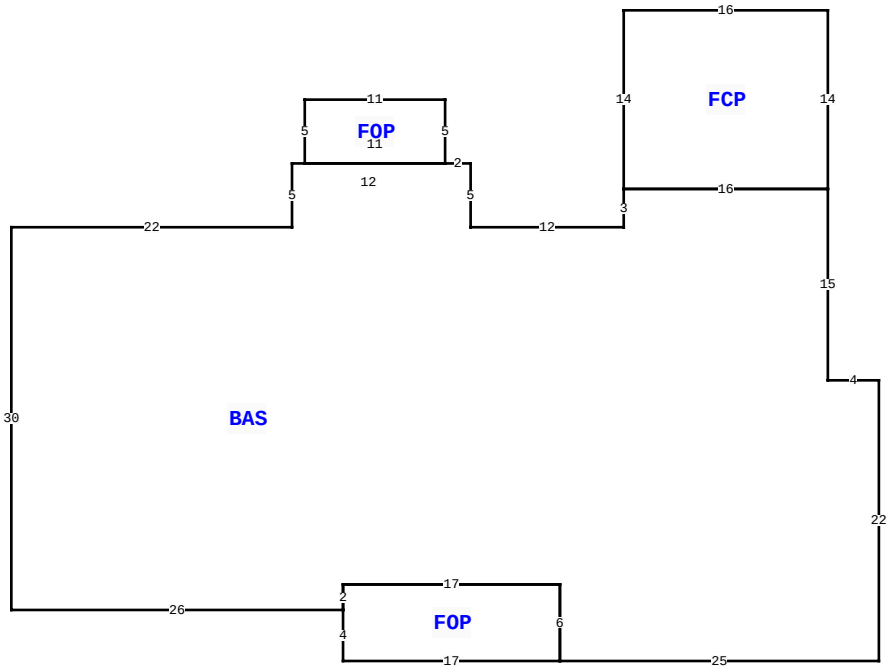
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 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 | 173,406 |
| FCP | 224 | 25 | | 56 | 4,463 |
| FOP | 55 | 30 | | 16 | 1,275 |
| FOP | 102 | 30 | | 31 | 2,471 |
| TOTALS | 2,557 | | | 2,279 | 181,613 |

## 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 | 122.60 | 279,405 | 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 | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 181,613 |
| TOTAL MARKET OB/XF VALUE | | 3,620 |
| TOTAL LAND VALUE - MARKET | | 22,000 |
| TOTAL MARKET VALUE | | 207,233 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 207,233 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 155,822 |
| TOTAL JUST VALUE | | 207,233 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 210,537 |

| 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$.

## 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 | 22,000.00 | 22,000.00 | 22,000 | | | | | | | |

REVIEW DATE 09/17/2025 BY TP Total Acres: 0.58 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS