COMM NW COR OF SW1/4, RUN E 708.
OF US-441, RUN SE ALONG R/W 610
FOR POB, CONT SW 190 FT, NW 315

FRISINA KAY G
169 SW SPARTAN LN
LAKE CITY, FL 32025

2026

21-4S-17-08646-001

BUILDING CHARACTERISTICS

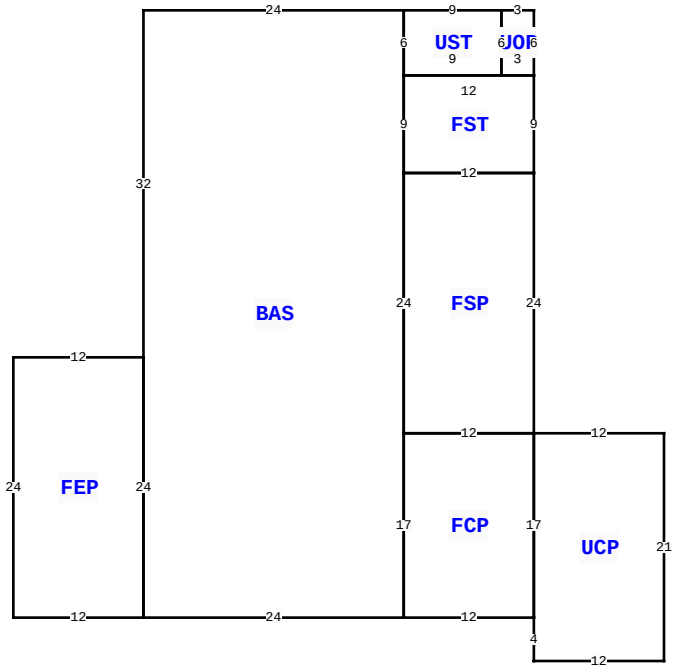
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	29,643
FCP	204	25		51	1,125
FEP	288	85		245	5,404
FSP	288	40		115	2,536
FST	108	55		59	1,301
UCP	252	20		50	1,103
UOP	18	25		4	88
UST	54	45		24	529
TOTALS	2,556			1,892	41,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,892	91.9000	55.14	104,325	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1344 HX Base Yr 2024



169 SW SPARTAN LN, 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	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		41,730
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		15,120
TOTAL MARKET VALUE		64,350
SOH/AGL Deduction		7,741
ASSESSED VALUE		56,609
TOTAL EXEMPTION VALUE	HX HB WX	36,609
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		64,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046619	Electrical Servic	0	03/01/2023
7159	RECONNECT	60	05/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/544	4/27/2023	QC	U	I	30	0
GRANTOR: BARBER CHRISTIAN						
GRANTEE: FRISINA KAY G						
1423/1962	11/09/2020	WD	U	I	30	30,000
GRANTOR: KAY G FRISINA						
GRANTEE: CHRISTIAN & KALI LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S32 FEP= W12 S24 E12 N24$ S24 E24 FCP= E12 UCP= S4 E12 N21 W12 S17 $ N17 W12 S17$ N17 FSP= E12 N24 W12S24$ N24 FST= E12 N9 W12 S9$ N9 UST= E9 UOP= E3 N6 W3 S6$N6 W9 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.84	AC		1.00	1.00	1.00	18,000.00	18,000.00	15,120							

REVIEW DATE 03/14/2023 BY TW Total Acres: 0.84 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 06/23/2026 BY SYS