

COMM NW COR OF SW1/4, RUN E 708.
SW R/W OF US-441, RUN S 33 DG E
S 5 DG W 36.24 FT, S 56 DG W 107

FRISINA KERRY ANN
171 SW SPARTAN LN
LAKE CITY, FL 32025

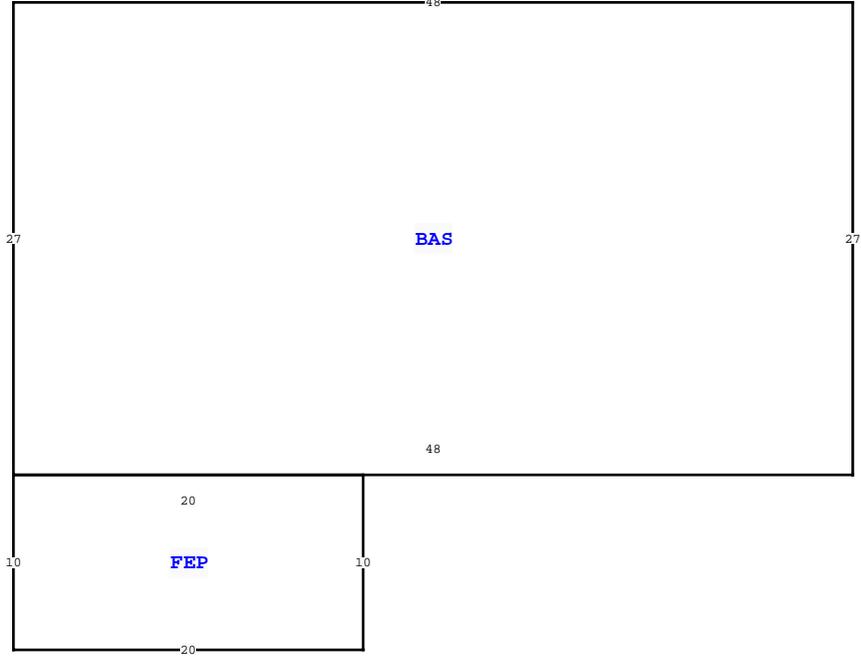
2026

21-4S-17-08646-002



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectural	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
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	1,296	100		1,296	72,613
FEP	200	85		170	9,525
TOTALS	1,496			1,466	82,138

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%	-	2007						
Heated Area: 1296						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			82,138	
TOTAL MARKET OB/XF VALUE			12,100	
TOTAL LAND VALUE - MARKET			9,540	
TOTAL MARKET VALUE			103,778	
SOH/AGL Deduction			45,166	
ASSESSED VALUE			58,612	
TOTAL EXEMPTION VALUE			33,612	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			103,778	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			100,470	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051162	Electrical Servic	0	11/14/2024
000041901	Storage Building	10,000	05/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1081/1709	4/24/2006	WD	Q	I		60,500
GRANTOR: MARCY LYN FRISINA						
GRANTEE: KERRY ANN FRISINA						
1004/2132	1/16/2004	QC	Q	V	06	100
GRANTOR: KAY G FRISINA						
GRANTEE: MARCY LYN FRISINA						

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	0120	CLFENCE 4	0	100	0	0	0	0	0.00	100	2017	2017	3	100	300	
2	0081	DECKING WI	0	100	0	0	0	0	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	0	0	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	0	0	0.00	100	2017	2017	3	100	200	
5	0060	CARPORT F	0	100	0	0	0	0	4,200.00	100	2022	2021		100	4,200	

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.53	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,540							