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

2027

21-4S-17-08646-002

BUILDING CHARACTERISTICS

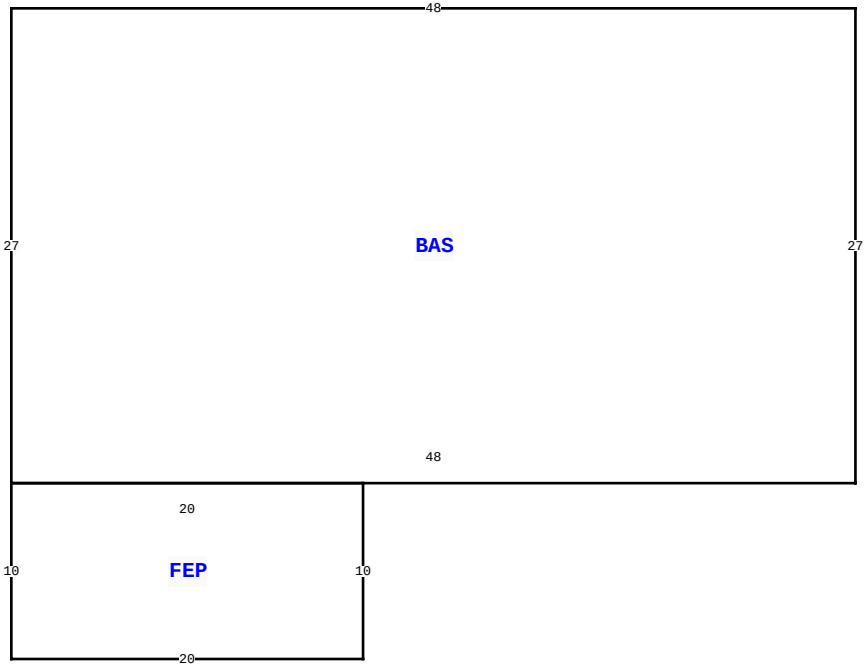
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	70,339
FEP	200	85		170	9,227
TOTALS	1,496			1,466	79,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,466	106.1100	98.68	144,665	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1296 HX Base Yr 2007



171 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0060	CARPORT F	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2022	2021		100	4,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		79,566
TOTAL MARKET OB/XF VALUE		12,100
TOTAL LAND VALUE - MARKET		9,540
TOTAL MARKET VALUE		101,206
SOH/AGL Deduction		40,836
ASSESSED VALUE		60,370
TOTAL EXEMPTION VALUE	HX HB	35,370
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		101,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,060

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 FEP= S10 E20 N10 W20$ E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,100

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	0.53	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,540							

REVIEW DATE 02/13/2025 BY tommy Total Acres: 0.53 Total Land Value: 9,540 Market: 0 Agricultural: 0 Common: 9,540 PRINTED 11/16/2026 BY SYS