COMM NE COR OF SW1/4 OF SE1/4, R
882.96 FT, NW'LY 632.35 FT, E 11
LINE OF NW1/4 OF SE1/4, RUN S 46

FRAZIER STEVE M/FRAZIER JOY LARNER
371 SW GRIZZLY WAY
LAKE CITY, FL 32024

2027

25-4S-15-00385-210

BUILDING CHARACTERISTICS

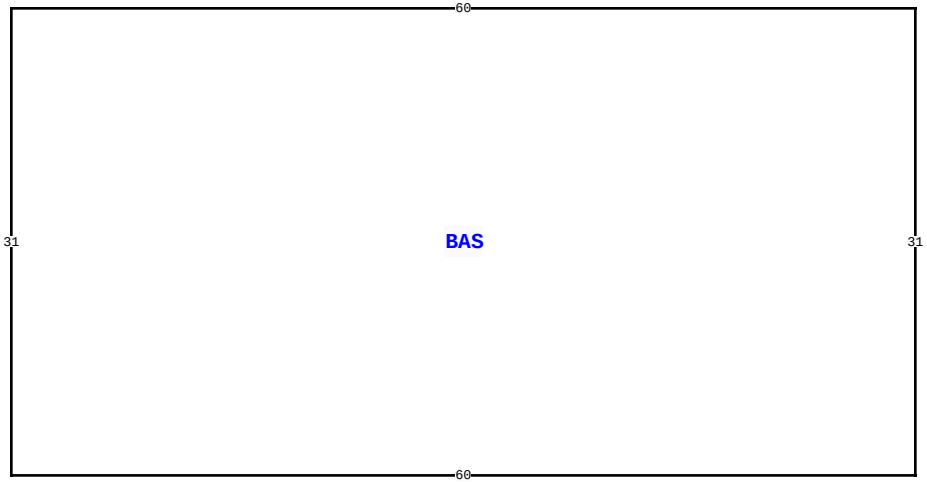
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	171,317
TOTALS	1,860			1,860	171,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	117.9000	109.65	203,949	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2020 Heated Area: 1860 HX Base Yr 2020



371 SW GRIZZLY WAY, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	12	30	360.00	UT	10.00	10.00	100	2018	2018	3	100	3,600	
2	0296	SHED METAL	0	100	12	24	288.00	UT	10.00	10.00	100	2018	2018	3	100	2,880	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,317
TOTAL MARKET OB/XF VALUE		13,480
TOTAL LAND VALUE - MARKET		90,648
TOTAL MARKET VALUE		275,445
SOH/AGL Deduction		115,870
ASSESSED VALUE		159,575
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		58,164
TOTAL JUST VALUE		275,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,289

SALE:7:1: 13.60 AC W/ WELL & SEPTIC

SALE:6:1: QUIT CLAIM BACK TO FORMER OWNER

SALE:5:1: LOT 10 MIMOSA ACRES-WEELL & SEPTIC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0583	6/26/2018	WD	Q	I	03	90,000
GRANTOR: LACY LOUISE HAYES EDG						
GRANTEE: STEVE M & JOY LARNE						
1047/2799	5/23/2005	WD	Q	I	04	100
GRANTOR: DEAS BULLARD						
GRANTEE: SHEILA E BYNUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

LAND DESCRIPTION

TOTAL OB/XF 13,480

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	12.59	AC		1.00	1.00	0.80	9,000.00	7,200.00	90,648							

REVIEW DATE 06/04/2025 BY KS Total Acres: 12.59 Total Land Value: 90,648 Market: 0 Agricultural: 0 Common: 90,648 PRINTED 11/17/2026 BY SYS