

LOT 16 VILLAGE ON THE GREEN S/D.  
627-362, 824-1823, WD 1089-2522,

NAILLER WILLIAM UPTON/NAILLER KAREN SUE  
1507 NW FRONTIER DR  
LAKE CITY, FL 32055

**2026**

26-3S-16-02307-116

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 80
Interior Floor	15 HARDTILE 20
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	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023		Heated Area: 2061					HX Base Yr 2023	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	26316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	226	100		226	23,817
BAS	1,835	100		1,835	193,380
FGR	506	55		278	29,297
FOP	44	30		13	1,370
TOTALS	2,611			2,352	247,863

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	2,035.00	UT	1.50	1.50	100	1996	1996	3	100	3,053	
3	0169	FENCE/WOOD	0	100	8	224.00	UT	13.50	13.50	100	2009	2009	3	100	3,024	

1507 NW FRONTIER DR, LAKE CITY												
TOTAL OB/XF												8,077

LAND DESCRIPTION																								
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	0100	C	SFR	100		RSF	-2120.00	203.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE	05/25/2023	BY	JB	Total Acres:	0.56	Total Land Value:	29,750	Market:	0	Agricultural:	0	Common:	29,750
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			247,863
TOTAL MARKET OB/XF VALUE			8,077
TOTAL LAND VALUE - MARKET			29,750
TOTAL MARKET VALUE			285,690
SOH/AGL Deduction			20,152
ASSESSED VALUE			265,538
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			214,127
TOTAL JUST VALUE			285,690
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,163

SALE:2:1: 4 PARCELS ON SAME DEED			
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045880	Solar Power Syste	56,022	11/09/2022
000041930	Roof Replacement	15,770	05/17/2021
10600	SFR	290	01/02/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2189	6/24/2022	WD Q	Q	I	01	310,000
GRANTOR: GOWENS LEVI W						
GRANTEE: NAILLER WILLIAM UPT						
1437/73	5/04/2021	WD Q	Q	I	01	239,900
GRANTOR: UMSTEAD RACHEL R						
GRANTEE: GOWENS LEVI W						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W38 W8 N2 W13 S1 D2L2 S5 D2R2 S19 E23 E11 S10 E13 N4 E12 N33 \$											
FGR=[ORIG=-59,27] S22 E23 N22 W23 \$											
BAS=[ORIG=-38,0] N12 W21 S10 E13 S2 E8 \$											
FOP=[ORIG=-36,27] S4 E11 N4 W11 \$											