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

2027

26-3S-16-02307-116

BUILDING CHARACTERISTICS

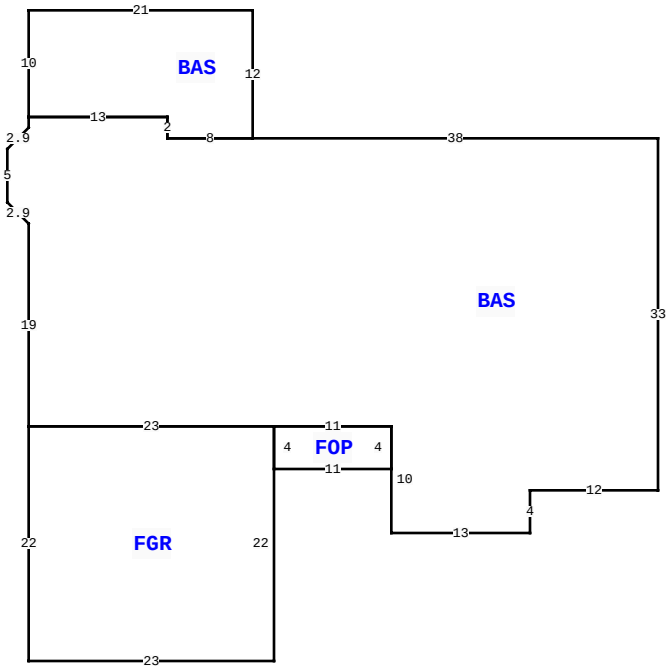
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	22,981
BAS	1,835	100		1,835	186,597
FGR	506	55		278	28,269
FOP	44	30		13	1,322
TOTALS	2,611			2,352	239,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,352	131.5512	144.71	340,358	1996	1996	0	0	0	29.73	70.27

1 SINGLE FAM 100% - 2023 Heated Area: 2061 HX Base Yr 2023



1507 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,035.00	UT	1.50	1.50	100	1996	1996	3	100	3,053	
3	0169	FENCE/WOOD	0	100	8	28	224.00	UT	13.50	13.50	100	2009	2009	3	100	3,024	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,170
TOTAL MARKET OB/XF VALUE		8,077
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		276,997
SOH/AGL Deduction		3,493
ASSESSED VALUE		273,504
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		222,093
TOTAL JUST VALUE		276,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,343

SALE:2:1: 4 PARCELS ON SAME DEED

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	I	01	310,000
GRANTOR: GOWENS LEVI W						
GRANTEE: NAILLER WILLIAM UPT						
1437/73	5/04/2021	WD	Q	I	01	239,900
GRANTOR: UMSTEAD RACHEL R						
GRANTEE: GOWENS LEVI W						

BUILDING NOTES

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,077

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	0100	C	SFR	100		RSF-2	120.00	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 PRINTED 11/17/2026 BY SYS