LOT 17 VILLAGE ON THE GREEN S/D.
627-362, 809-435, 820-633, 822-1

CAGLIANONE FRANK J/LEVERENCE BARBARA A
1487 NW FRONTIER DR
LAKE CITY, FL 32055

2027

26-3S-16-02307-117

BUILDING CHARACTERISTICS

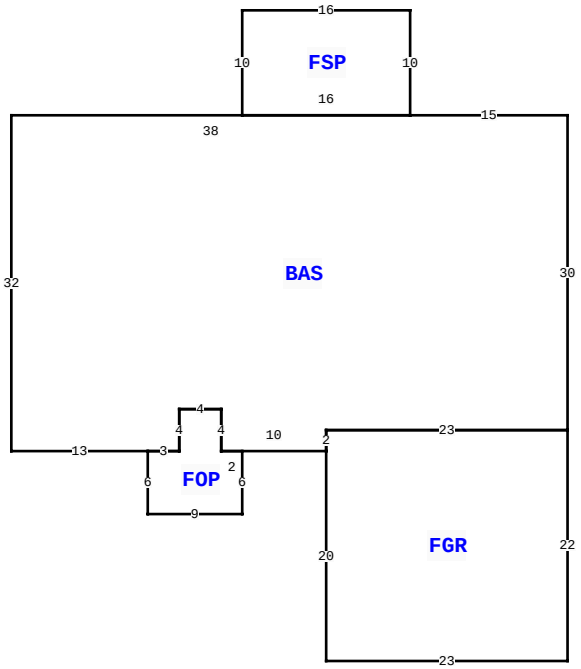
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,634	100		1,634	188,182
FGR	506	55		278	32,016
FOP	70	30		21	2,418
FSP	160	40		64	7,371
TOTALS	2,370			1,997	229,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,997	132.5313	145.78	291,123	1995	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2024 Heated Area: 1634 HX Base Yr 2024



1487 NW FRONTIER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		229,987
TOTAL MARKET OB/XF VALUE		3,968
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		263,705
SOH/AGL Deduction		0
ASSESSED VALUE		263,705
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,294
TOTAL JUST VALUE		263,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9364	SFR	265	02/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1595	9/11/2023	WD	Q	I	01	299,500
GRANTOR: KNEEN PRESTON						
GRANTEE: CAGLIANONE FRANK J						
1429/641	1/27/2021	WD	Q	I	01	215,000
GRANTOR: COBB DAVID G						
GRANTEE: KNEEN PRESTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N10 W16 S10 E16$ W38 S32 E13 FOP= S6 E9 N6 W2 N4 W4 S4 W3$ E3 N4 E4 S4E10 FGR= S20 E23 N22 W23 S2$ N2 E23 N30$.

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	0166	CONC,PAVMT	0	100	0	0	1,834.00	UT	2.00	2.00	100	1995	1995	3	100	3,668	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,968

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	225.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 10/11/2023 BY TP Total Acres: 0.62 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS