

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

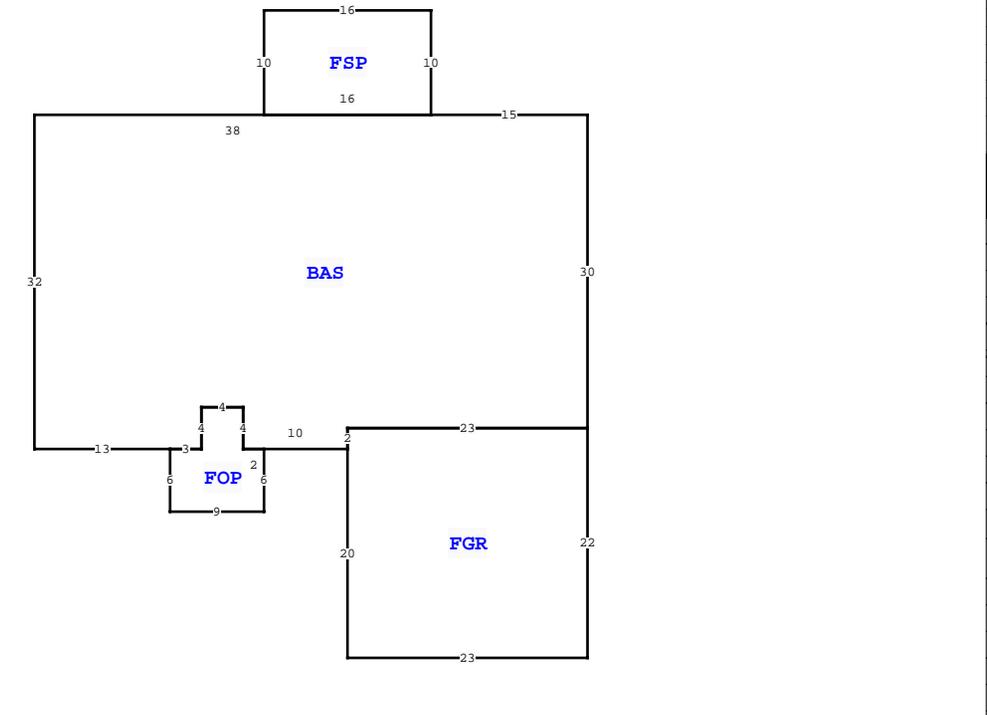
CAGLIANONE FRANK J/LEVERENCE BARBARA A  
1487 NW FRONTIER DR  
LAKE CITY, FL 32055

**2026**

26-3S-16-02307-117  
PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	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

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	151.09	301,727	1995	2005	0	0	21.00	79.00
1 SINGLE FAM			100% - 2024	Heated Area: 1634			HX Base Yr 2024				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,634	100		1,634	195,036
FGR	506	55		278	33,182
FOP	70	30		21	2,507
FSP	160	40		64	7,639
<b>TOTALS</b>	<b>2,370</b>			<b>1,997</b>	<b>238,364</b>

1487 NW FRONTIER DR, LAKE CITY

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

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

TOTAL OB/XF 3,968

LAND DESCRIPTION										TOTAL OB/XF														
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	225.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			238,364
TOTAL MARKET OB/XF VALUE			3,968
TOTAL LAND VALUE - MARKET			29,750
TOTAL MARKET VALUE			272,082
SOH/AGL Deduction			10,690
ASSESSED VALUE			261,392
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			209,981
TOTAL JUST VALUE			272,082
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,264

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\$.