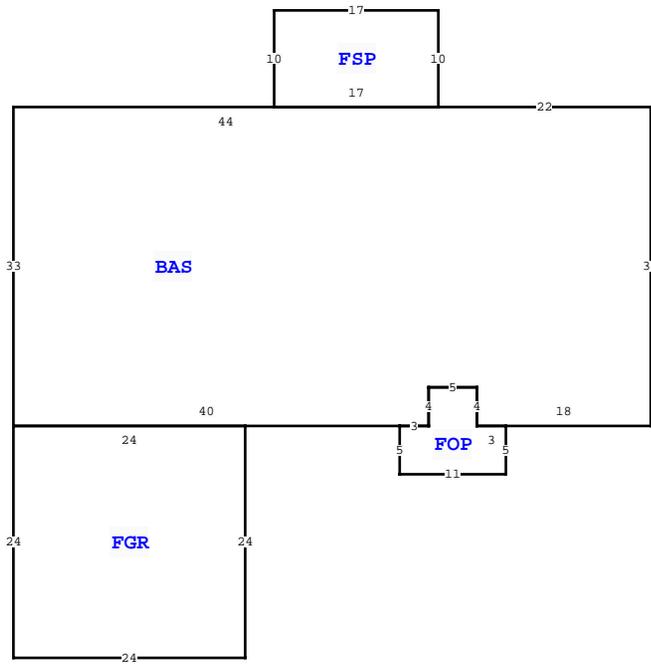




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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
BAS	2,158	100	
FGR	576	55	
FOP	75	30	
FSP	170	40	
TOTALS	2,979		

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%	2024									
				Heated Area: 2158								
					HX Base Yr 2024							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			261,407
TOTAL MARKET OB/XF VALUE			11,031
TOTAL LAND VALUE - MARKET			29,750
TOTAL MARKET VALUE			302,188
SOH/AGL Deduction			190,136
ASSESSED VALUE			112,052
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			60,641
TOTAL JUST VALUE			302,188
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31890	MAINT/ALTR	60	04/16/2014
09855	SFR	350	06/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/2532	9/12/2018	WD Q	Q	I	01	184,000
GRANTOR: SAM BENTON BENSON						
GRANTEE: SUSAN K RICHMOND						
1014/2159	5/04/2004	WD Q	Q	I		167,500
GRANTOR: DAVID & JO E NIENOW						
GRANTEE: BETTY JEAN BENSON						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,526.00	UT	1.50	1.50	100	1995	1995	3	100	3,789	
3	0296	SHED METAL	0	100	12	288.00	UT	11.00	11.00	25	2009	2009	3	25	792	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	1,500.00	1,500.00	50	2014	2014	3	50	750	
5	0031	BARN, MT AE	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,500	

TOTAL OB/XF													11,031
1443 NW FRONTIER DR, LAKE CITY													
BLD DATE													LGL DATE
XF DATE													LAND DATE
INC DATE													AG DATE
													04/14/2026
													MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W22 FSP= N10 W17 S10 E17\$ W44 S33 FGR= S24 E24 N24W24\$ E40 FOP= S5 E11 N5 W3 N4W5 S4 W3\$ E3 N4 E5 S4 E18 N33\$.												

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	219.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750								