LOT 21 VILLAGE ON THE GREEN
S/D.

ELLIS GERALD D/TAMBURINI ANDREA V
1454 NW FRONTIER DR
LAKE CITY, FL 32055

2027

26-3S-16-02307-121

BUILDING CHARACTERISTICS

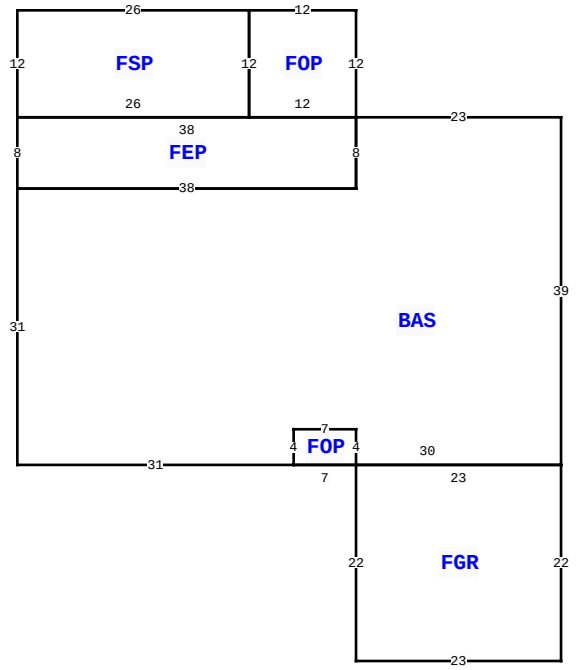
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	2,075	100		2,075	189,755
FEP	304	80		243	22,222
FGR	506	55		278	25,422
FOP	28	30		8	732
FOP	144	30		43	3,932
FSP	312	40		125	11,431
TOTALS	3,369			2,772	253,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,772	124.0800	136.49	378,350	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2016 Heated Area: 2075 HX Base Yr 2016



1454 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		253,494
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		301,494
SOH/AGL Deduction		87,721
ASSESSED VALUE		213,773
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,362
TOTAL JUST VALUE		301,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,101

SALE:2:1: LOT 21 VILLAGE ON THE GREEN

SALE:1:1: LOT 21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042700	Roof Replacement	15,000	09/07/2021
000042580	Solar Power Syste	95,875	08/18/2021
23224	ADDN SFR	80	06/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/1814	9/16/2016	WD	U	I	30	100
GRANTOR: GERALD D ELLIS						
GRANTEE: GERALD D ELLIS & AN						
1300/1514	8/28/2015	WD	U	I	38	161,900
GRANTOR: RICHARD E & KATHLEEN						
GRANTEE: GERALD D ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N12 W12 FSP= W26 S12 E26 N12$ S12 E12 $ FEP= W38 S8 E38N8$S8 W38 S31 E31 FOP= N4 E7 S4 W7$ E30 FGR= S22 W23 N22 E23$N39$.

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	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	20	100	2,000.00	UT	2.00	2.00	100	0	0	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0140	C	SFR GOLF	100		RSF-	2112.00	154.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.40 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS