LOT 24 VILLAGE ON THE GREEN S/D.
626-512-513, 629-422, 650-729, 7

ZWERDLING GARY R/ZWERDLING LISA R
1534 NW FRONTIER DR
LAKE CITY, FL 32055

2027

26-3S-16-02307-124

BUILDING CHARACTERISTICS

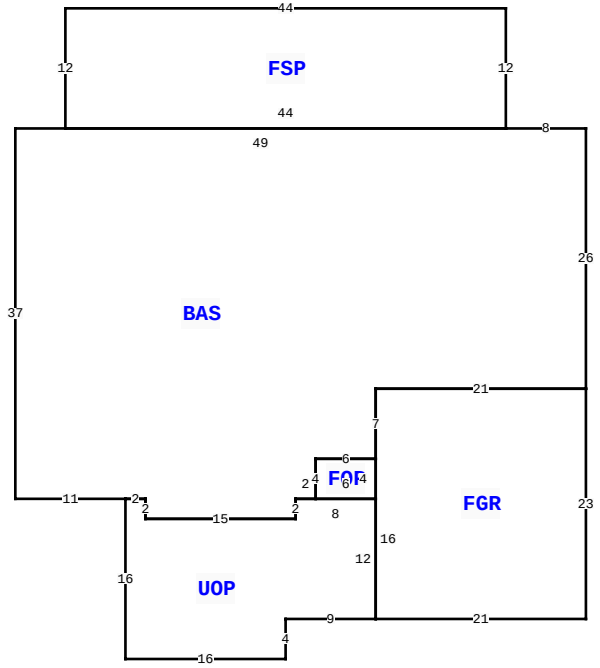
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100		1,884	170,171
FGR	483	55		266	24,026
FOP	24	30		7	632
FSP	528	40		211	19,059
UOP	334	20		67	6,052
TOTALS	3,253			2,435	219,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,435	126.3240	138.96	338,368	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1884 HX Base Yr 2023



1534 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,570	
2	0280	POOL R/CON	0	100	12	25	300.00	UT	70.00	70.00	100	2023	2022		95	19,950	
3	0282	POOL ENCL	0	100	24	44	1,056.00	UT	15.00	15.00	100	2023	2022		80	12,672	
4	0166	CONC,PAVMT	0	100	0	0	756.00	UT	3.00	3.00	100	2023	2022		100	2,268	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,939
TOTAL MARKET OB/XF VALUE		38,460
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		300,399
SOH/AGL Deduction		0
ASSESSED VALUE		300,399
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,988
TOTAL JUST VALUE		300,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047960	Solar Power Syste	50,180	08/23/2023
000047205	Remodel	5,750	05/11/2023
000045759	Screen Enclosure	20,000	10/24/2022
000045332	Swimming Pool and	80,000	08/30/2022
000044807	Remodel	100,000	06/27/2022
000044390	Roof Replacement	10,000	05/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/190	4/21/2022	WD	Q	I	03	230,000
GRANTOR: LLOYD VERNON J LIVING						
GRANTEE: ZWERDLING GARY R						
1461/1920	3/11/2022	PB	U	I	18	0
GRANTOR: LLOYD MAUREEN M LIVIN						
GRANTEE: LLOYD VERNON J LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N12 W44 S12 E44$ W49 S37 E11 UOP= S16 E16 N4E9 N12 W8 S2 W15 N2 W2$ E2 S2 E15N2 E2 FOP= E6 N4 W6 S4$ N4E6 FGR= S16 E21 N23 W21 S7$ N7 E21 N26$.

LAND DESCRIPTION

TOTAL OB/XF 38,460

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-2	158.00	150.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.54 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS