LOT 25 VILLAGE ON THE GREEN
S/D.

BROWN CLARENCE E III/BROWN CAROLINE M
1564 NW FRONTIER DR
LAKE CITY, FL 32055

2027

26-3S-16-02307-125

BUILDING CHARACTERISTICS

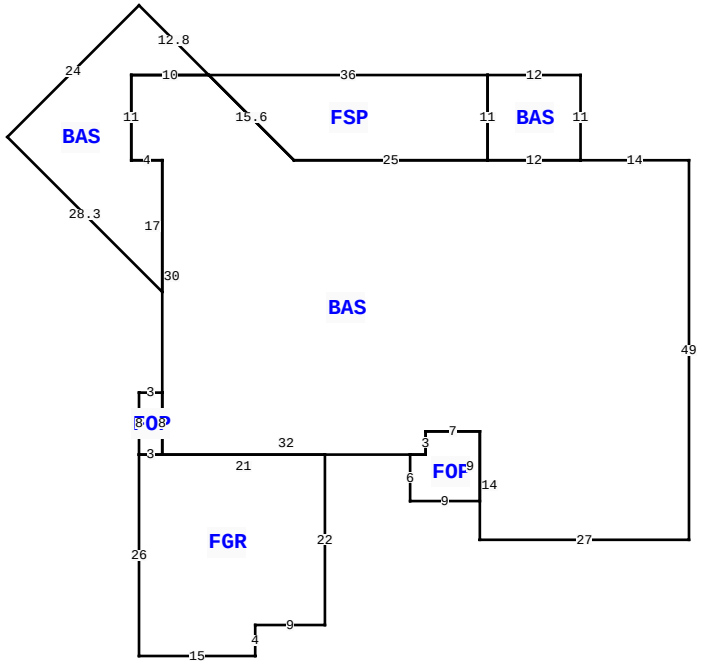
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	09	09
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	132	100		132	18,541
BAS	365	100		365	51,268
BAS	3,031	100		3,031	425,737
FGR	588	55		323	45,369
FOP	24	30		7	984
FOP	75	30		22	3,090
FSP	336	40		134	18,822
TOTALS	4,551			4,014	563,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,014	153.8420	169.23	679,289	1993	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2017 Heated Area: 3528 HX Base Yr 2017



1564 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	3,766.00	UT	1.40	1.40	100	0	0	3	100	5,272	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		563,810
TOTAL MARKET OB/XF VALUE		6,672
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		612,482
SOH/AGL Deduction		199,101
ASSESSED VALUE		413,381
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		361,970
TOTAL JUST VALUE		612,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,710

SALE:4:1: THIS DEED CHANGED APRIL 6, 1989
SALE:3:1: LOT 25 VILLAGE ON THE GREEN
SALE:2:1: LOT 25 VILLAGE ON THE GREEN - ORB 797-18
SALE:1:1: LOT 25 VILLAGE ON THE GREEN S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053535	Remodel	41,000	07/08/2025
000043427	Roof Replacement	22,000	12/21/2021
24120	ADDN SFR	158	02/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0968	10/04/2016	WD	Q	I	01	395,000
GRANTOR: STEVEN C & ANGELA C J						
GRANTEE: CLARENCE E III & CA						
1060/2283	9/29/2005	WD	Q	I		355,000
GRANTOR: PRIMACY CLOSING CORP						
GRANTEE: STEVEN C & ANGELA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 BAS= N11 W12 S11E12$ W12 FSP= N11 W36 D11 R11 E25$ W25 L11 U11 BAS= U9 L9 L17 D17 D20 R20 N17 W4 N11 E10$ W10 S11E4 S30 FOP= W3 S8 E3 N8$ S8 FGR= W3 S26 E15 N4 E9 N22 W21$ E32 FOP= S6 E9 N9 W7 S3 W2$ E2 N3E7 S14 E27 N49$.

LAND DESCRIPTION

TOTAL OB/XF 6,672

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	128.00	150.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 03/20/2026 BY robin Total Acres: 0.44 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS