COMM NE COR LOT 18 FAIRWAY VIEW
ALONG S R/W SCL RR 1108.82 FT FO
ALONG R/W 621.98 FT, S 105.48 FT

BURNS JOHN W III
P O BOX 3658
LAKE CITY, FL 32056

2027

26-3S-16-02308-009

BUILDING CHARACTERISTICS

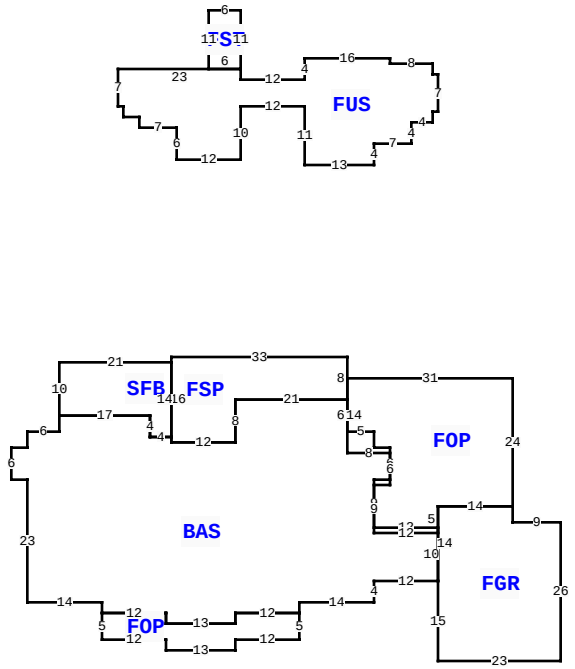
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	19	MARBLE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,485	100		2,485	345,879
FGR	640	55		352	48,993
FOP	185	30		56	7,794
FOP	736	30		221	30,760
FSP	360	40		144	20,043
FST	66	55		36	5,011
FUS	794	100		794	110,515
SFB	226	80		181	25,193
TOTALS	5,492			4,269	594,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,269	183.3809	201.72	861,143	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1995 Heated Area: 3505 HX Base Yr 1995



628 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,680	
3	0118	RET WALLS	0	100	150	7	1,050.00	UT	7.50	7.50	100	1994	1994	3	100	7,875	
4	0282	POOL ENCL	0	100	32	49	1,568.00	UT	15.00	15.00	100	2012	2012	3	40	9,408	
5	0280	POOL R/CON	0	100	0	0	456.00	UT	70.00	70.00	100	2012	2012	3	71	22,663	
6	0118	RET WALLS	0	100	32	49	1,568.00	UT	7.00	7.00	100	2012	2012	3	100	10,976	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	594,189
TOTAL MARKET OB/XF VALUE	59,502
TOTAL LAND VALUE - MARKET	148,415
TOTAL MARKET VALUE	762,164
SOH/AGL Deduction	201,643
ASSESSED VALUE	560,521
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	509,110
TOTAL JUST VALUE	802,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30113	POOL	200	04/27/2012
7957	SFR	90,000	01/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1532	5/28/2025	WD	U	V	11	0
GRANTOR: GILES WILLIAM D III						
GRANTEE: BURNS JOHN W III						
1541/1422	5/28/2025	WD	U	V	11	0
GRANTOR: GILES WILLIAM D III						
GRANTEE: BURNS JOHN W III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N6 FSP= N8 W33 S16 E12 N8 E21$ W21 S8 W12 N1 SFB= N14 W21 S10 E17 S4 E4$ W4 N4 W17 S3 W6 S3 W3 S6 E3 S23 E14 S2 FOP= S5 E12 S2 E13N2 E12 N5 W12 S2 W13 N2 W12 $ E12 S2 E13 N2 E12 N2 E14 N4 E12 FGR= S15 E23 N26 W9 N3 FOP= N24 W31 S14 E8 S6 W3 S9 E12 N5 E14$ W14 S14$ N10 W12 N9 E3 N6 W3 N3$ PTR= N50 FUS= N4 E7 N4 E4 N2 E1 N7 W1 N2 W8 N1 W16S4W12 N2 FST= N11 W6 S11 E6$ W23 S7 E1 S2 E3 S2 E7 S6 E12N10 E12 S11 E13$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 59,502

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	0100	C	SFR	100		00	0.00	0.00	15.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	105,000							
2	5910	A	SWAMP/CYPRES	100					86.83	AC		1.00	1.00	1.00	40.00	40.00	3,473							
3	9910	M	MKT.VAL.AG	100					86.83	AC		1.00	1.00	1.00	500.00	500.00	43,415							

REVIEW DATE 05/31/2023 BY KS Total Acres: 101.83 Total Land Value: 108,473 Market: 43,415 Agricultural: 3,473 Common: 105,000 PRINTED 11/17/2026 BY SYS