

LOTS 1 THRU 3 PAT'S PARK S/D.
769-2129, DC 1495-2716, WD 1532-

CREEL JANET L
1225 NW FRONTIER DR
LAKE CITY, FL 32055

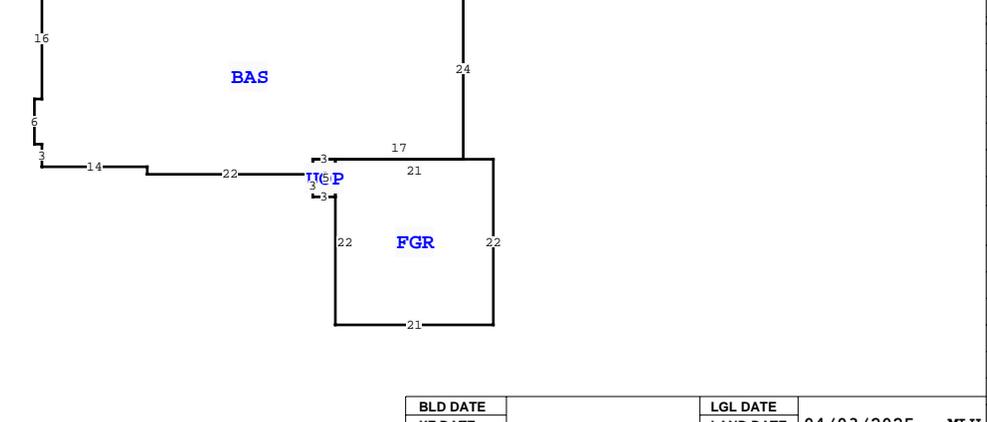
2026

26-3S-16-02308-013

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,923	117.2160	133.63	390,600	1993	1993	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2604 HX Base Yr 2026



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	6,949
BAS	540	100		540	46,904
BAS	576	100		576	50,031
BAS	1,408	100		1,408	122,298
FGR	462	55		254	22,062
FOP	60	30	2023	18	1,563
UOP	15	20		3	261
UOP	80	20	2023	16	1,390
USP	80	35	2023	28	2,432
TOTALS	3,301			2,923	253,890

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	2,191.00	UT	1.40	1.40	100	0	0	3	100	3,067	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0294	SHED WOOD/	0	100	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		253,890
TOTAL MARKET OB/XF VALUE		6,167
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		323,057
SOH/AGL Deduction		75,684
ASSESSED VALUE		247,373
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,962
TOTAL JUST VALUE		323,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13717	ADDN SFR	110	03/04/1998
6516	SFR	51,000	10/22/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1648	2/04/2025	WD	Q	I	01	375,000

GRANTOR: CHAMBERS RONALD C REV
GRANTEE: CREEL JANET L
1495/2717 7/26/2023 QC U I 11 100
GRANTOR: CHAMBERS RONALD C
GRANTEE: CHAMBERS RONALD C R

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W26 W7 W23 S16 W1 S6 E1 S3 E14 S1 E22 N2 E3 E17 N24 \$	
BAS=[ORIG=-12,-37] E24 S24 W24 N24 \$	
BAS=[ORIG=-26,0] N18 W6 W24 S18 E30 \$	
FGR=[ORIG=-17,24] S22 E21 N22 W21 \$	
BAS=[ORIG=-33,0] N10 W8 S10 E8 \$	
UOP=[YR=2023;ORIG=-46,-32] E10 S8 W10 N8 \$	
USP=[YR=2023;ORIG=-46,-40] E10 S8 W10 N8 \$	
POP=[YR=2023;ORIG=-46,-24] E10 S6 W10 N6 \$	
UOP=[ORIG=-20,26] S3 E3 N5 W3 S2 \$	

LAND DESCRIPTION		TOTAL OB/XF 6,167																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-1	90.00	200.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							
2	0000	C	VAC RES	100			180.00	200.00	2.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	42,000							