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

2027

26-3S-16-02308-013

BUILDING CHARACTERISTICS

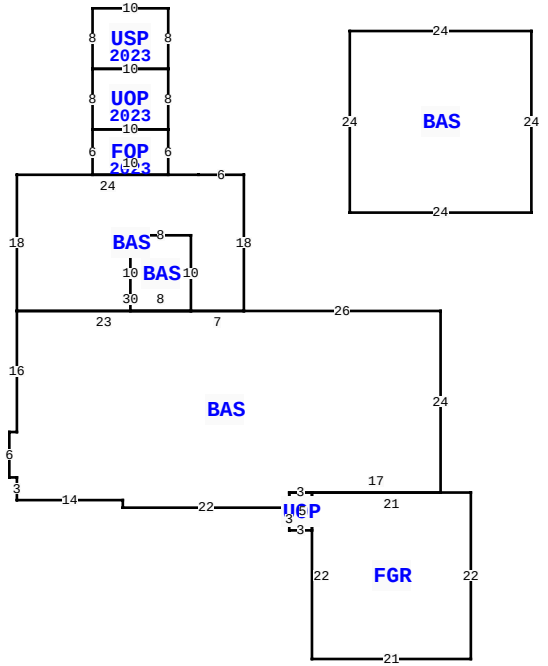
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	6,705
BAS	540	100		540	45,258
BAS	576	100		576	48,275
BAS	1,408	100		1,408	118,006
FGR	462	55		254	21,288
FOP	60	30	2023	18	1,509
UOP	15	20		3	252
UOP	80	20	2023	16	1,341
USP	80	35	2023	28	2,347
TOTALS	3,301			2,923	244,980

MARKET ADJUSTMENTS

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	128.94	376,892	1993	1993	0	0	0	35.00	65.00

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



1225 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	2,191.00	UT	1.40	1.40	100	0	0	3	100	3,067	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,980
TOTAL MARKET OB/XF VALUE		6,167
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		314,147
SOH/AGL Deduction		63,952
ASSESSED VALUE		250,195
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,784
TOTAL JUST VALUE		314,147
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
1567/2304	5/11/2026	LE	U	I	14	100
GRANTOR: CREEL JANET L						
GRANTEE: CREEL JANET L (ENH						
1532/1648	2/04/2025	WD	Q	I	01	375,000
GRANTOR: CHAMBERS RONALD C REV						
GRANTEE: CREEL JANET L						

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 $
FOP=[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

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		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							

REVIEW DATE 04/04/2025 BY TP Total Acres: 1.24 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/17/2026 BY SYS