



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	50
Interior Floor	14	CARPET	50
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		4	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		10	100
Stories	0	0	100
Units		0	100
Condition Adj	01	01	100
Quality	02	02	
DOR CODE	9100 UTILITIES		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	700	100	
BAS	1,272	100	
FDG	384	60	
TOTALS	2,356		2,202 52,881

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 2025									Heated Area: 1972 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		52,881	
TOTAL MARKET OB/XF VALUE		852	
TOTAL LAND VALUE - MARKET		118,053	
TOTAL MARKET VALUE		171,786	
SOH/AGL Deduction		0	
ASSESSED VALUE		171,786	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		171,786	
TOTAL JUST VALUE		171,786	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,786	
SALE:1:1: RADIO STATION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/2582	3/19/2024	WD	Q	I	01	190,000
GRANTOR: DOCKINS BROADCAST GRO						
GRANTEE: DREW DEVELOPMENT LL						
1277/1770	7/10/2014	WD	Q	I	01	200,000
GRANTOR: POWER COUNTRY INC						
GRANTEE: DOCKINS BROADCAST G						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC,PAVMT	0	0	0	1.00	UT	1,420.00	1,420.00	

TOTAL OB/XF																
820 NW FRONTIER DR, LAKE CITY																
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	0166	CONC,PAVMT	0	0	0	1.00	UT	1,420.00	1,420.00	60	0	0	3	60	852	

BUILDING NOTES			
820 NW FRONTIER DR, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W40 S36 E19 N8 E21N 28 \$ BAS= S28 E25 N28 W25\$ PTR=N30FDG= W16 S24 E16 N24 \$ S30\$.			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9105	C	TOWER SITE	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.90	5,000.00	4,500.00	4,500							
2	9105	C	TOWER SITE	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.90	5,000.00	4,500.00	4,500							
3	9100	C	UTILITY	0		00	0.00	0.00	17.31	AC		1.00	1.00	0.90	7,000.00	6,300.00	109,053							