

LOT 1 FAIRWAY VIEW UNIT 4.  
 ORB 621-623, DC 699-816,  
 919-1221, QC 1176-355, WD 1339

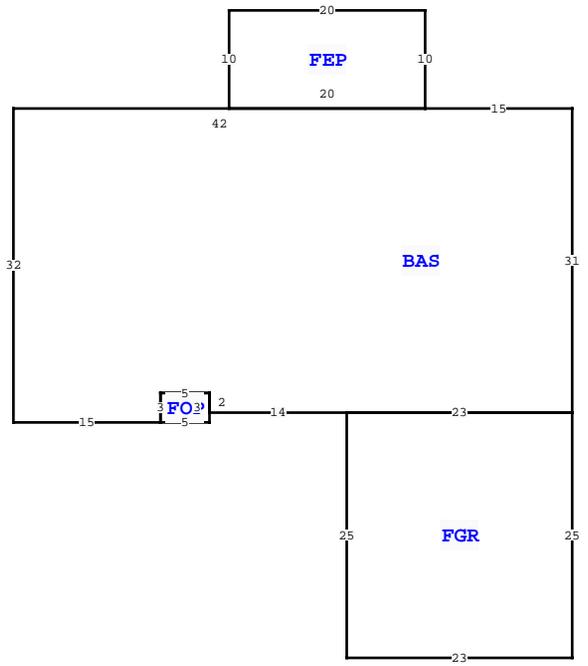
BOHL DONALD R/BOHL YOLANDA  
 1406 NW FRONTIER DR  
 LAKE CITY, FL 32055

**2026**

26-3S-16-02308-078  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	26316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,772	100	
FEP	200	80	
FGR	575	55	
FOP	15	30	
TOTALS	2,562		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,252	122.9481	140.16	315,640	1987	1987	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2018 Heated Area: 1772 HX Base Yr 2018													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			205,166
TOTAL MARKET OB/XF VALUE			3,200
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			250,366
SOH/AGL Deduction			90,080
ASSESSED VALUE			160,286
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			108,875
TOTAL JUST VALUE			250,366
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047704	Roof Replacement	17,805	07/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0095	6/14/2017	TR U	I	I	16	75,512
GRANTOR: ALAN J MAHNKE AS TRUS						
GRANTEE: DONALD R & YOLANDA						
1339/0094	6/14/2017	TR U	I	I	16	75,512
GRANTOR: ALAN J MAHNKE						
GRANTEE: DONALD R & YOLANDA						

EXTRA FEATURES																
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	100	0	0	1.00	UT	0.00	100	0	0	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	

BUILDING NOTES			
1406 NW FRONTIER DR, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W15 FEP= N10 W20 S10 E20\$ W42 S32 E15 FOP= E5 N3 W5 S3\$ N3 E5 S2 E14 FGR= S25 E23 N25 W23\$ E23 N31\$.			

LAND DESCRIPTION														TOTAL OB/XF										
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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							