

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

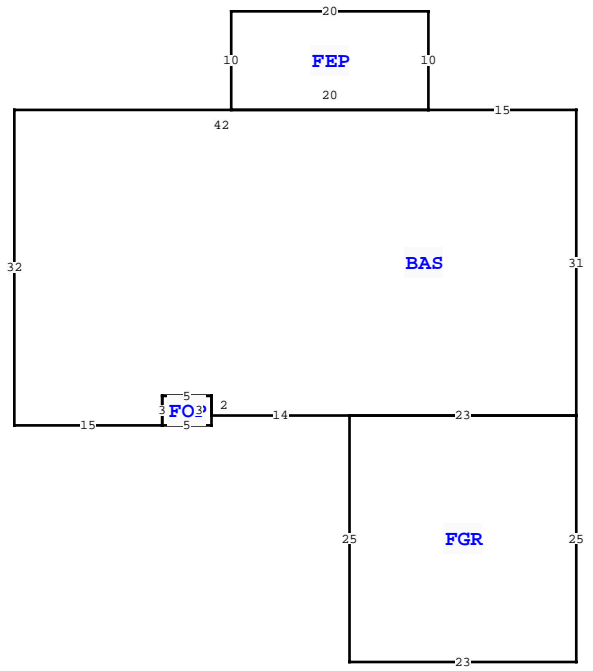
2026

26-3S-16-02308-078



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	10		ABOVE AVG.	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	90	
Interior Floor	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100		1,772	158,603
FEP	200	80		160	14,321
FGR	575	55		316	28,283
FOP	15	30		4	358
TOTALS	2,562			2,252	201,565

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	137.70	310,100	1987	1987	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2018 Heated Area: 1772 HX Base Yr 2018												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			201,565
TOTAL MARKET OB/XF VALUE			3,200
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			246,765
SOH/AGL Deduction			86,479
ASSESSED VALUE			160,286
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			108,875
TOTAL JUST VALUE			246,765
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	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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								