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

2027

26-3S-16-02308-078

BUILDING CHARACTERISTICS

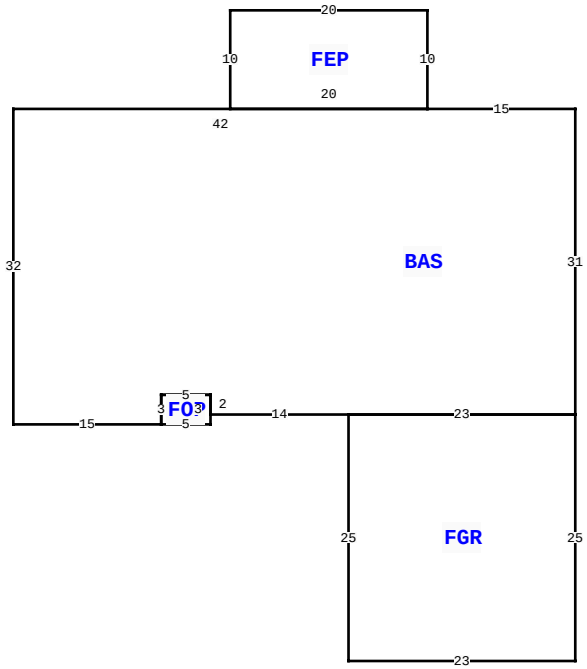
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100		1,772	155,769
FEP	200	80		160	14,065
FGR	575	55		316	27,778
FOP	15	30		4	352
TOTALS	2,562			2,252	197,964

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	135.24	304,560	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1772 HX Base Yr 2018



1406 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		197,964
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		243,164
SOH/AGL Deduction		78,069
ASSESSED VALUE		165,095
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,684
TOTAL JUST VALUE		243,164
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	16	75,512
GRANTOR: ALAN J MAHNKE AS TRUS						
GRANTEE: DONALD R & YOLANDA						
1339/0094	6/14/2017	TR	U	I	16	75,512
GRANTOR: ALAN J MAHNKE						
GRANTEE: DONALD R & YOLANDA						

BUILDING NOTES

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 3,200

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	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							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.46 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/16/2026 BY SYS