LOT 2 FAIRWAY VIEW UNIT 4.

587-403, 667-196, 775-177, 880-4

GOMES CHAD/STILLWELL KRISTIN
1390 NW FRONTIER DR
LAKE CITY, FL 32055

2027

26-3S-16-02308-079

BUILDING CHARACTERISTICS

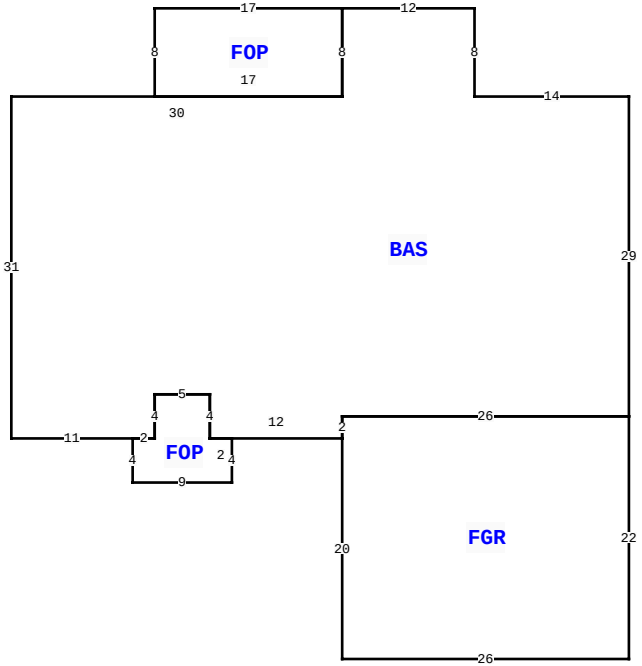
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,760	100		1,760	226,857
FGR	572	55		315	40,602
FOP	56	30		17	2,192
FOP	136	30		41	5,285
TOTALS	2,524			2,133	274,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	123.3452	135.68	289,405	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2025 Heated Area: 1760 HX Base Yr 2025



1390 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	1,626.00	UT	2.25	2.25	100	2020	2020	3	100	3,659	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		274,935
TOTAL MARKET OB/XF VALUE		3,659
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		320,594
SOH/AGL Deduction		203,370
ASSESSED VALUE		117,224
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,813
TOTAL JUST VALUE		320,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38978	SFR	0	12/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1574	10/30/2024	WD	Q	I	01	380,000
GRANTOR: WOLF KRYSTAL						
GRANTEE: GOMES CHAD						
1442/2794	7/12/2021	WD	Q	I	01	292,000
GRANTOR: FARRIS MARVIE DANIEL						
GRANTEE: WOLF KRYSTAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N8 W12 FOP= W17 S8 E17 N8$ S8 W30 S31 E11 FOP= S4 E9 N4 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E12 FGR= S20 E26 N22 W26 S2$ N2 E26 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 3,659

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 11/18/2024 BY TP Total Acres: 0.44 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/16/2026 BY SYS