

LOT 3 FAIRWAY VIEW UNIT 4
 ORB 587-403, 667-196, 775-177
 880-420, CORR DEED 891-1155,

DONESTEVEZ EMILIA/CARR MICHAEL
 1372 NW FRONTIER DR
 LAKE CITY, FL 32055

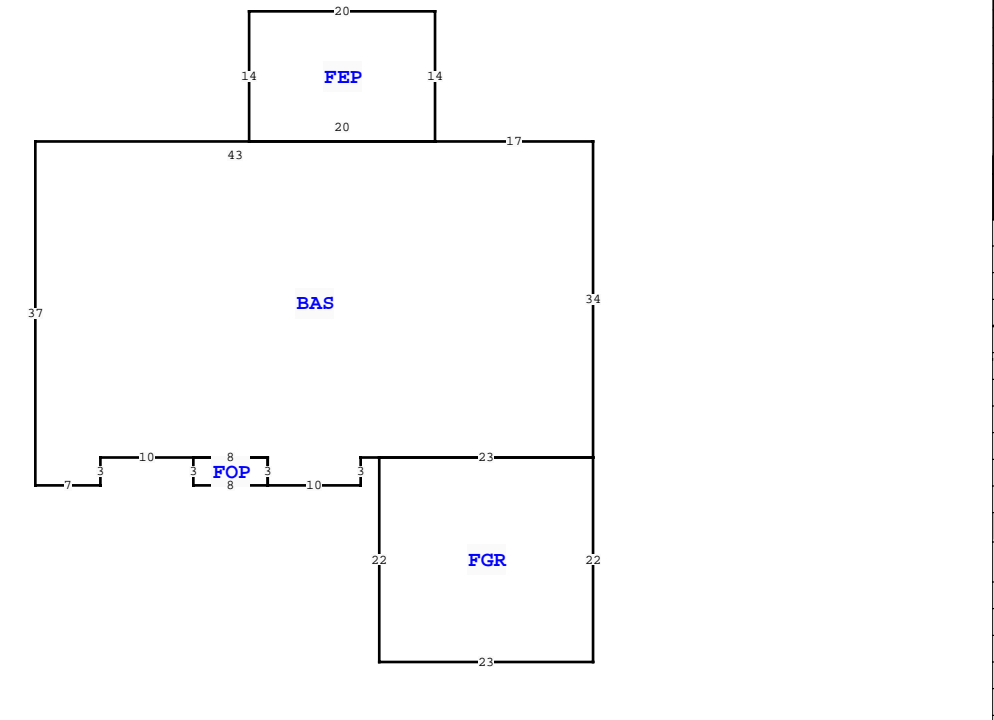
2026

26-3S-16-02308-080


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,600	123.9700	138.85	361,010	1985	1985	0	0	0	35.00	65.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		234,656	
TOTAL MARKET OB/XF VALUE		5,100	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		281,756	
SOH/AGL Deduction		106,936	
ASSESSED VALUE		174,820	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		118,409	
TOTAL JUST VALUE		281,756	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,756	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100		2,091	188,718
FEP	280	80		224	20,216
FGR	506	55		278	25,090
FOP	24	30		7	632
TOTALS	2,901			2,600	234,656

1372 NW FRONTIER DR, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29090	MAINT/ALTR	55	12/21/2010
6819	GARAGE	10,000	02/04/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/2165	6/13/2016	WD Q	Q	I	01	155,000

GRANTOR: RICHARD & ANN GREENWO
 GRANTEE: EMILIA DONESTEVEZ &
 1033/2833 12/21/2004 WD Q I 159,000
 GRANTOR: PATRICIA G RAYBURN
 GRANTEE: GREENWOOD

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	1,600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	100	16	25	400.00	UT	5.50	100	0	0	3	100	2,200	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	50	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	50	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W17 FEP= N14 W20 S14 E20\$ W43 S37 E7 N3 E10 FOP= S3 E8 N3 W8\$ E8 S3 E10 N3 E2 FGR= S22 E23 N22 W23\$ E23 N34\$.

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							