LOT 7 FAIRWAY VIEW UNIT 4.
810-2151, DC 908-1618, PB 1027-1

WILHITE GLENN E
P O BOX 1477
LAKE CITY, FL 32056-1477

2027

26-3S-16-02308-084

BUILDING CHARACTERISTICS

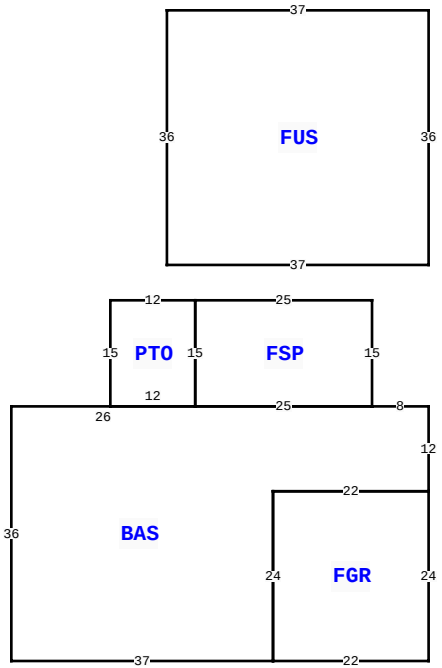
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,596	100		1,596	142,933
FGR	528	55		290	25,971
FSP	375	40		150	13,434
FUS	1,332	100		1,332	119,290
PTO	180	5		9	806
TOTALS	4,011			3,377	302,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,377	125.2551	137.78	465,283	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2928 HX Base Yr



1266 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,330	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	302,434
TOTAL MARKET OB/XF VALUE	5,330
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	349,764
SOH/AGL Deduction	0
ASSESSED VALUE	349,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,764
TOTAL JUST VALUE	349,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29129	MAINT/ALTR	40	01/18/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/0780	10/24/2012	LE	U	I	11	100
GRANTOR: GLENN E WILHITE						
GRANTEE: GLENN E WILHITE (LI						
0810/2151	9/15/1995	WD	Q	I		159,900
GRANTOR: DUDGEON						
GRANTEE: GLENN E & BETTY H W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N15 W25 S15 E25$ W25 PTO= N15 W12 S15 E12$ W26 S36 E37 FGR= E22 N24 W22 S24$ N24 E22 N12$ PTR= N20 FUS= N36 W37 S36 E37$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 5,330

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.39 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS