LOT 9 FAIRWAY VIEW UNIT 4.

ORB 907-1018, 974-638.

GIBSON BRUCE G/GIBSON NICOLE M
1218 NW FRONTIER DRIVE
LAKE CITY, FL 32055

2027

26-3S-16-02308-086

BUILDING CHARACTERISTICS

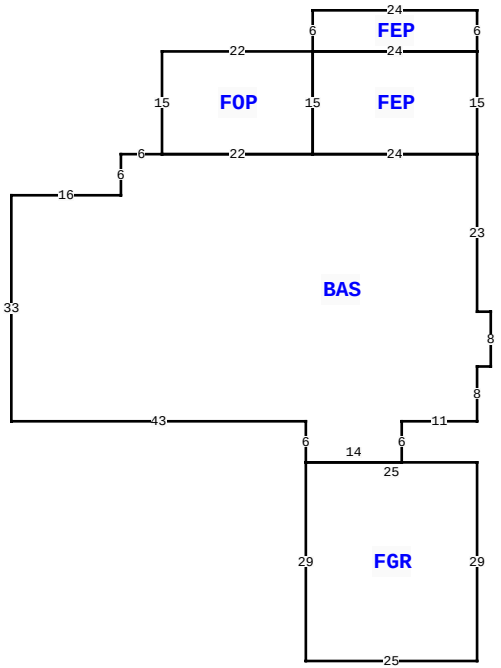
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,656	100		2,656	234,842
FEP	144	80		115	10,168
FEP	360	80		288	25,465
FGR	725	55		399	35,279
FOP	330	30		99	8,754
TOTALS	4,215			3,557	314,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,557	123.6653	136.03	483,859	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 2656 HX Base Yr 2008



1218 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	314,508
TOTAL MARKET OB/XF VALUE	5,310
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	361,818
SOH/AGL Deduction	121,601
ASSESSED VALUE	240,217
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	188,806
TOTAL JUST VALUE	361,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31436	MAINT/ALTR	0	09/12/2013
25186	ADDN SFR	305	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0974/0638	1/31/2003	WD	Q	I		188,000
GRANTOR: JOHN BAIAMONTE AS GEN						
GRANTEE: BRUCE G & NICOLE M						
0907/1018	7/31/2000	WD	Q	I		159,900
GRANTOR: NORMAN & ANN COOPER						
GRANTEE: JOHN BAIAMONTE AS G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 S6 W16 S33 E43 S6 FGR= S29 E25 N29 W25$ E14 N6 E11 N8 E2 N8 W2 N23 FEP= N15 FEP= N6 W24 S6 E24$ W24 S15 E24$ W24 FOP= N15 W22 S15 E22$ W22$.

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	2,350	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	12.00	12.00	50	2009	2009	3	50	960	

LAND DESCRIPTION

TOTAL OB/XF 5,310

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 05/25/2023 BY JB Total Acres: 0.43 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS