LOT 10 FAIRWAY VIEW UNIT 4.
835-091, DC 1308-2769, LE 1354
-1515, WD 1410-193,

MILLER LINSY/MILLER SHEA L
1194 NW FRONTIER DR
LAKE CITY, FL 32055

**2027**

**26-3S-16-02308-087**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| 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 90 |
| Interior Floo | 15 | HARDTILE 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

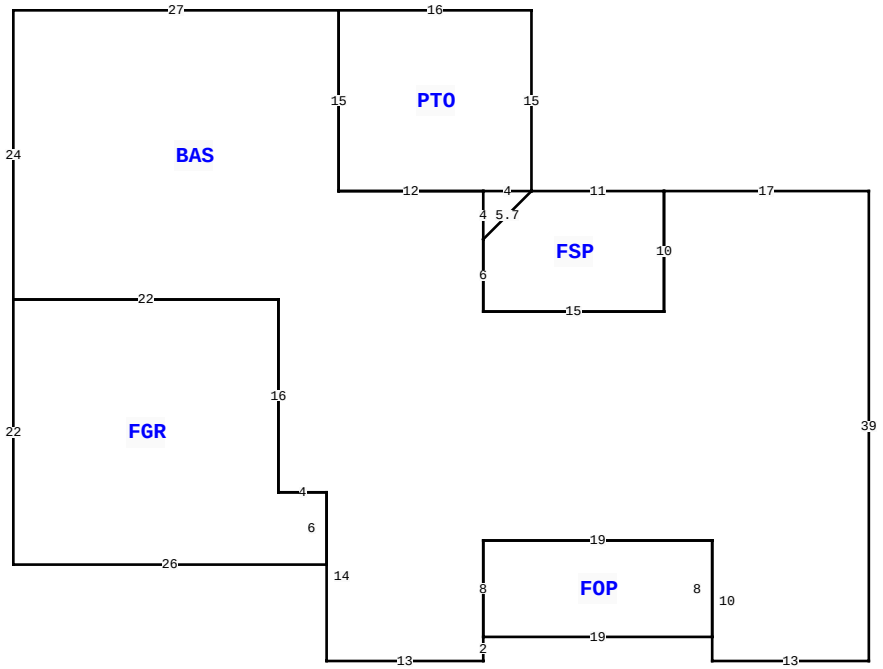
NEIGHBORHOOD/LOC 26316.030 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,118 | 100 | | 2,118 | 212,486 |
| FGR | 508 | 55 | | 279 | 27,990 |
| FOP | 152 | 30 | | 46 | 4,615 |
| FSP | 142 | 40 | | 57 | 5,719 |
| PTO | 240 | 5 | | 12 | 1,204 |
| TOTALS | 3,160 | | | 2,512 | 252,014 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,512 | 124.9402 | 137.43 | 345,224 | 1998 | 1998 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SINGLE FAM 0% - 2021 Heated Area: 2118 HX Base Yr




1194 NW FRONTIER DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/03/2025 MLU |
| XF DATE | | LAND DATE | |
| 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 | 2,146.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 3,219 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 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 | 252,014 |
| TOTAL MARKET OB/XF VALUE | 4,419 |
| TOTAL LAND VALUE - MARKET | 42,000 |
| TOTAL MARKET VALUE | 298,433 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 298,433 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 298,433 |
| TOTAL JUST VALUE | 298,433 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 303,017 |

SALE:1:1: LOT 10

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13190 | SFR | 330 | 10/16/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1410/0193 | 4/15/2020 | WD | Q | I | 01 | 240,000 |
| GRANTOR: GLORIA M ROWLEY | | | | | | |
| GRANTEE: LINSY & SHEA L MILL | | | | | | |
| 1354/1515 | 2/07/2018 | LE | U | I | 11 | 0 |
| GRANTOR: GLORIA M ROWLEY | | | | | | |
| GRANTEE: GLORIA M ROWLEY (LI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W27 S24 FGR= S22 E26 N6W4 N16 W22$ E22 S16 E4 S14 E13N2
FOP= E19 N8 W19 S8$ N8 E19S10 E13 N39 W17 FSP= W11 L4 D4 S6
E15 N10 $ S10 W15 N6 /N4/PTO= /E4/ N15 W16 S15 E12$ W12 N15$.

## LAND DESCRIPTION

TOTAL OB/XF 4,419

| 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: 0.43 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS