

LOT 11 FAIRWAY VIEW UNIT 4.
ORB 998-457, QC 1310-1011,
QC 1325-576,

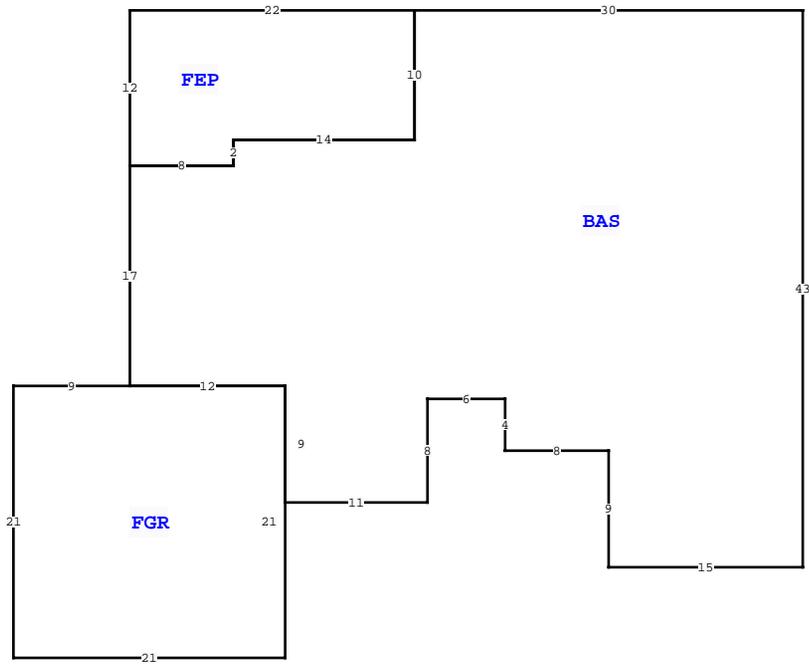
O'CONNELL JANET M
1170 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-088


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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
BAS	1,627	100	
FEP	236	80	
FGR	441	55	
TOTALS	2,304		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 0									
Heated Area: 1627 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		180,864	
TOTAL MARKET OB/XF VALUE		2,282	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		225,146	
SOH/AGL Deduction		85,540	
ASSESSED VALUE		139,606	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		83,195	
TOTAL JUST VALUE		225,146	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0576	10/24/2016	QC	U	I	11	100
GRANTOR: JANET M O'CONNELL SUC						
GRANTEE: JANET M O'CONNELL						
1310/1011	2/18/2016	WD	U	I	11	100
GRANTOR: T MICHAEL O'CONNELL						
GRANTEE: T MICHAEL O'CONNELL						

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												
1	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0												
1170 NW FRONTIER DR, LAKE CITY																								
<table border="0"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/03/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	04/03/2025	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																						
XF DATE		LAND DATE	04/03/2025																					
INC DATE		AG DATE	MLU																					
TOTAL OB/XF 2,282																								

BUILDING NOTES												

BUILDING DIMENSIONS
BAS= W30 FEP= W22 S12 E8 N2 E14 N10\$ S10 W14 S2 W8 S17 FGR=
W9 S21 E21 N21 W12\$ E12S9 E11 N8 E6 S4 E8 S9 E15 N43\$.

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								