LOT 12 FAIRWAY VIEW UNIT 4.

886-1467, WD 992-1148, WD 1444-1

RICHARD ALICIA A/RICHARD DALE
1146 NW FRONTIER DR
LAKE CITY, FL 32055

2027

26-3S-16-02308-089

BUILDING CHARACTERISTICS

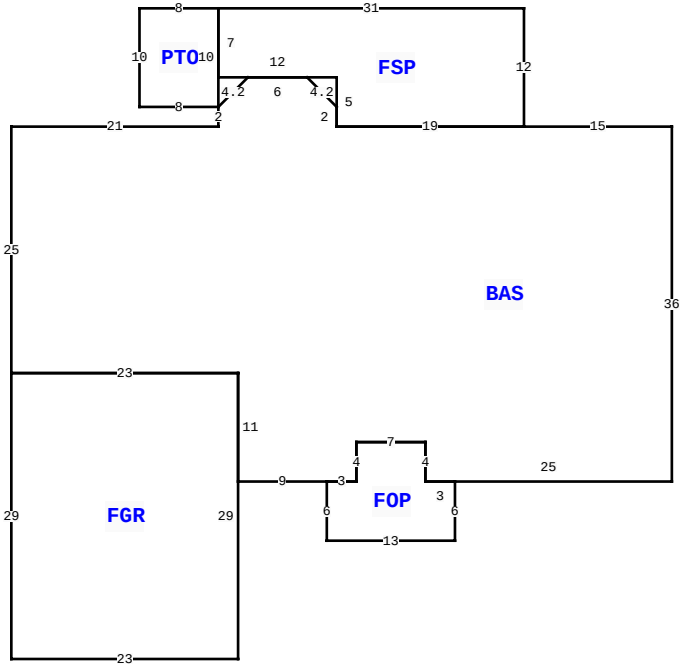
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,182	100		2,182	223,169
FGR	667	55		367	37,536
FOP	106	30		32	3,273
FSP	312	40		125	12,785
PTO	80	5		4	409
TOTALS	3,347			2,710	277,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,710	123.9700	136.37	369,563	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2026 Heated Area: 2182 HX Base Yr



1146 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	1,437.00	UT	1.50	1.50	100	2000	2000	3	100	2,156	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,172
TOTAL MARKET OB/XF VALUE	2,156
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	321,328
SOH/AGL Deduction	0
ASSESSED VALUE	321,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,328
TOTAL JUST VALUE	321,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31050	MAINT/ALTR	40	05/17/2013
30636	MAINT/ALTR	60	12/04/2012
16090	SFR	350	09/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1572/2132	7/16/2026	WD	Q	I	01	435,000
GRANTOR: BLANTON JAMES L						
GRANTEE: RICHARD ALICIA A						
1444/1473	8/04/2021	LE	U	I	14	100
GRANTOR: BLANTON JAMES L						
GRANTEE: HORNBAKER JANNA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W31 S7 E12 S5 E19$ W19 N2 U3 L3 W6 L3 D3 PTO= N10 W8 S10 E8$ S2 W21 S25 FGR= S29 E23 N29 W23$ E23 S11 E9 FOP= S6 E13 N6 W3 N4 W7 S4 W3$ E3 N4 E7 S4 E25 N36$.

LAND DESCRIPTION

TOTAL OB/XF 2,156

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