

LOT 15 FAIRWAY VIEW UNIT 4.
660-117, 846-1764, PB 1509-2359,

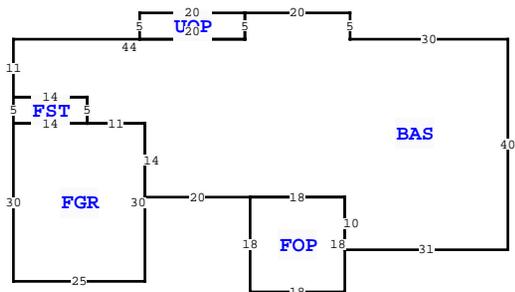
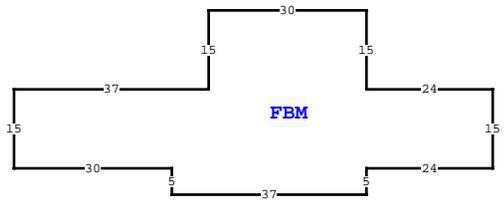
HILL CHARLES G/HILL AMY R
1074 NW FRONTIER DRIVE
LAKE CITY, FL 32055

2026

26-3S-16-02308-092

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

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%	2025		Heated Area: 4810					HX Base Yr 2025	



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	2,810	100		2,810	248,093
FBM	2,000	80		1,600	141,263
FGR	750	55		412	36,375
FOP	324	30		97	8,564
FST	70	55		38	3,355
UOP	100	20		20	1,766
TOTALS	6,054			4,977	439,417

1074 NW FRONTIER DR, LAKE CITY

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

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			439,417
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			485,617
SOH/AGL Deduction			50,222
ASSESSED VALUE			435,395
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			383,984
TOTAL JUST VALUE			485,617
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			485,617

SALE:1:1: LOT 15 FAIRWAY VIEW UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049566	Roof Replacement	24,000	04/08/2024
32438	REMODEL	250	10/29/2014
27834	MAINT/ALTR	445	05/27/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/229	9/23/2024	WD Q	Q	I	01	570,000
GRANTOR: JACKSON ROY WILLIAM J						
GRANTEE: HILL CHARLES G						
1524/227	9/23/2024	PR U	U	I	19	100
GRANTOR: JACKSON ROY WILLIAM J						
GRANTEE: HILL CHARLES G						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 N5 W20 UOP= W20 S5 E20 N5\$ S5 W44 S11 FST= S5 E14 N5 W14\$ E14 S5 FGR= W14 S30 E25 N30 W11\$ E11 S14 E20 FOP= S18 E18 N18 W18\$ E18 S10 E31 N40\$ PTR=N40 FBM= E37N5 E24 N15 W24 N15 W30 S15 W37S15 E30 S5\$ S40\$.	

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							