LOTS 16 & 17 FAIRWAY VIEW SUB
UNIT IV.

WHITEHURST S NICK/WHITEHURST MARY BROWN
1040 NW FRONTIER DR
LAKE CITY, FL 32056

2027

26-3S-16-02308-093

BUILDING CHARACTERISTICS

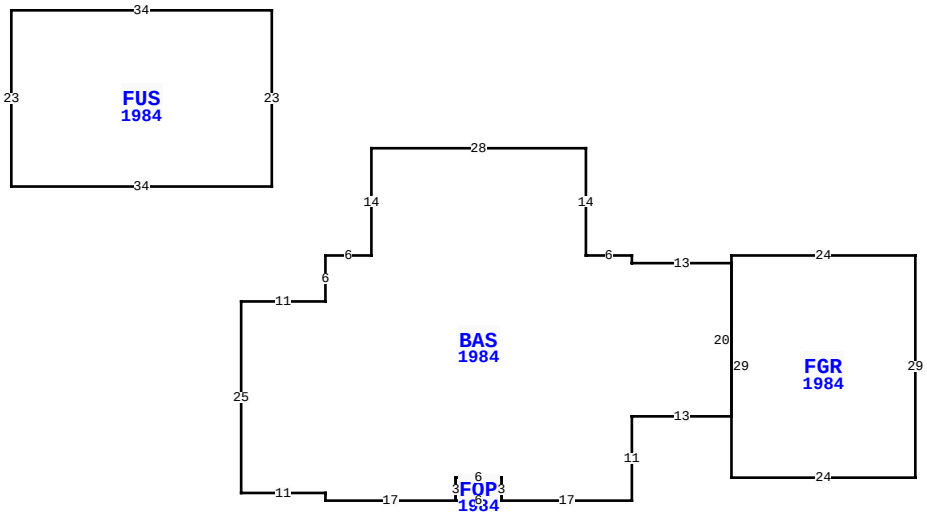
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,189	100		2,189	172,051
FGR	696	55		383	30,103
FHS	782	60		469	36,862
FOP	18	30		5	393
UOP	250	20		50	3,930
TOTALS	3,935			3,096	243,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,096	109.9245	120.92	374,368	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2971 HX Base Yr



1040 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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	12	28	336.00	UT	2.50	2.50	100	1993	1993	3	100	840	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		243,339
TOTAL MARKET OB/XF VALUE		7,240
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		307,279
SOH/AGL Deduction		120,142
ASSESSED VALUE		187,137
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,726
TOTAL JUST VALUE		307,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40363	GENERATOR	0	08/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0513/0093	4/01/1983	WD	Q	V	01	34,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1984;ORIG=10,-10] W13 N1 W6 N14 W28 S14 W6 S6 W11 S25 E11 S1 E17 N3 E6 S3 E17 N11 E13 N20 $
FUS=[YR=1984;ORIG=-50,-20] N23 W34 S23 E34 $
FGR=[YR=1984;ORIG=34,-11] W24 S29 E24 N29 $
FOP=[YR=1984;ORIG=-20,21] N3 W6 S3 E6 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,240

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	2.00	LT		1.00	1.00	0.81	35,000.00	28,350.00	56,700							

REVIEW DATE 10/07/2020 BY BC Total Acres: 0.85 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 11/17/2026 BY SYS