LOT 18 FAIRWAY VIEW UNIT 4.

ORB 710-154, 764-1236

MINSON LEE M/MINSON LISA G
1027 NW FRONTIER DRIVE
LAKE CITY, FL 32055

**2027**

**26-3S-16-02308-095**

## BUILDING CHARACTERISTICS

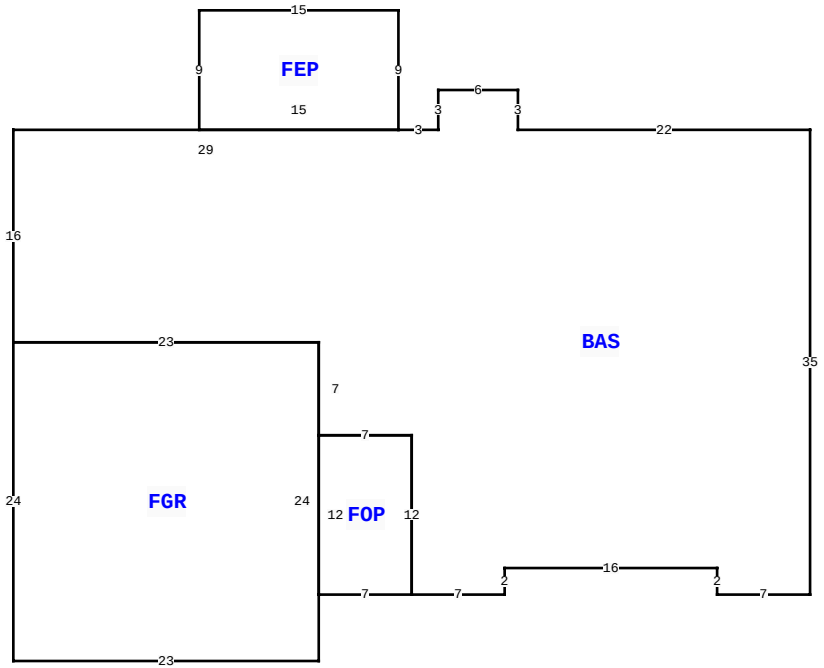
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 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 | 1,565 | 100 | | 1,565 | 140,258 |
| FEP | 135 | 80 | | 108 | 9,679 |
| FGR | 552 | 55 | | 304 | 27,245 |
| FOP | 84 | 30 | | 25 | 2,241 |
| TOTALS | 2,336 | | | 2,002 | 179,423 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,002 | 125.3439 | 137.88 | 276,036 | 1990 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1993 Heated Area: 1565 HX Base Yr 1993




1027 NW FRONTIER DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 179,423 |
| TOTAL MARKET OB/XF VALUE | 49,118 |
| TOTAL LAND VALUE - MARKET | 29,750 |
| TOTAL MARKET VALUE | 258,291 |
| SOH/AGL Deduction | 68,471 |
| ASSESSED VALUE | 189,820 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 138,409 |
| TOTAL JUST VALUE | 258,291 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 261,558 |

SALE:2:1: LOT 18, FAIRWAY VIEW UNIT 4

SALE:1:1: LOT 18 FAIRWAY VIEW UNIT IV

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045812 | Swimming Pool and | 74,000 | 10/31/2022 |
| 000045420 | Remodel | 4,558 | 09/12/2022 |
| 000044242 | Storage Building | 8,000 | 04/22/2022 |
| 000043485 | Remodel | 4,991 | 01/06/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0764/1236 | 9/01/1992 | WD | Q | I | | 86,800 |
| GRANTOR: JAMES BELMONT | | | | | | |
| GRANTEE: LEE MINSON | | | | | | |
| 0710/0154 | 2/06/1990 | WD | Q | V | | 13,500 |
| GRANTOR: HOUSEMAN DAVID | | | | | | |
| GRANTEE: BELMONT JAMES J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W22 N3 W6 S3 W3 FEP= N9 W15 S9 E15$ W29 S16 FGR= S24 E23 N24 W23$ E23S7 FOP= S12 E7 N12 W7$ E7 S12 E7 N2 E16 S2 E7 N35$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 54 | 23 | 1,242.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,739 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 10 | 100.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 750 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 500 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2023 | 2022 | | 100 | 300 | |
| 6 | 0031 | BARN,MT AE | 0 | 100 | 18 | 25 | 450.00 | UT | 15.00 | 15.00 | 100 | 2023 | 2022 | | 100 | 6,750 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 10 | 25 | 250.00 | UT | 7.00 | 7.00 | 100 | 2023 | 2022 | | 100 | 1,750 | |
| 8 | 0280 | POOL R/CON | 0 | 100 | 15 | 34 | 510.00 | UT | 70.00 | 70.00 | 100 | 2024 | 2023 | | 97 | 34,629 | |
| 9 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2024 | 2023 | | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 49,118

| 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 | 0100 | C | SFR | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.85 | 35,000.00 | 29,750.00 | 29,750 | | | | | | | |

REVIEW DATE 03/20/2026 BY robin Total Acres: 0.58 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS