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

2026

26-3S-16-02308-095

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

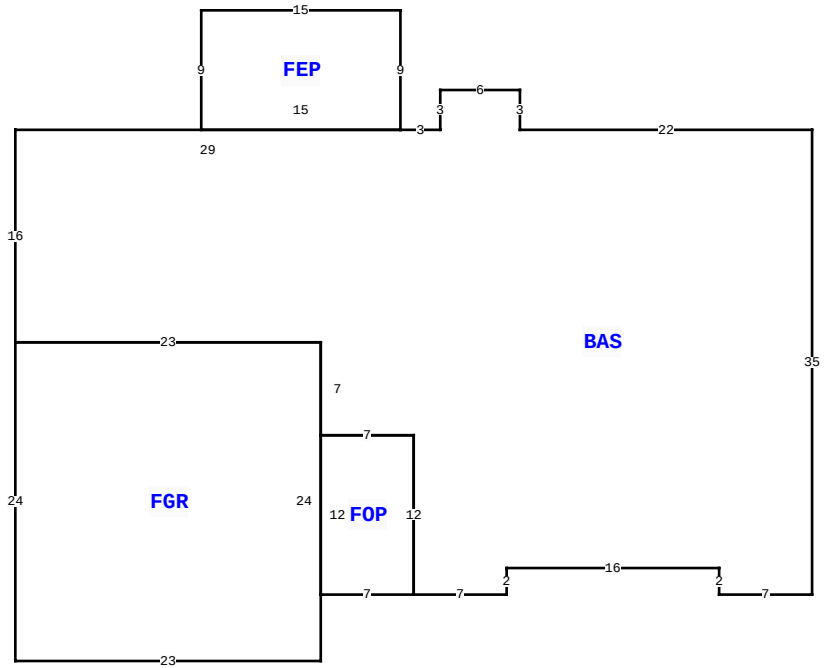
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	142,812
FEP	135	80		108	9,855
FGR	552	55		304	27,741
FOP	84	30		25	2,282
TOTALS	2,336			2,002	182,690

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	140.39	281,061	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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,690
TOTAL MARKET OB/XF VALUE		49,118
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		261,558
SOH/AGL Deduction		77,267
ASSESSED VALUE		184,291
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,880
TOTAL JUST VALUE		261,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,586

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						

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	

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$.

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 06/08/2026 BY SYS