LOT 19 FAIRWAY VIEW UNIT 4.
622-512, 638-715, 695-97, 728-469, 766-873, WD 1039-2524,

SMITHY TIA L
1051 NW FRONTIER DR
LAKE CITY, FL 32055

2027

26-3S-16-02308-096

BUILDING CHARACTERISTICS

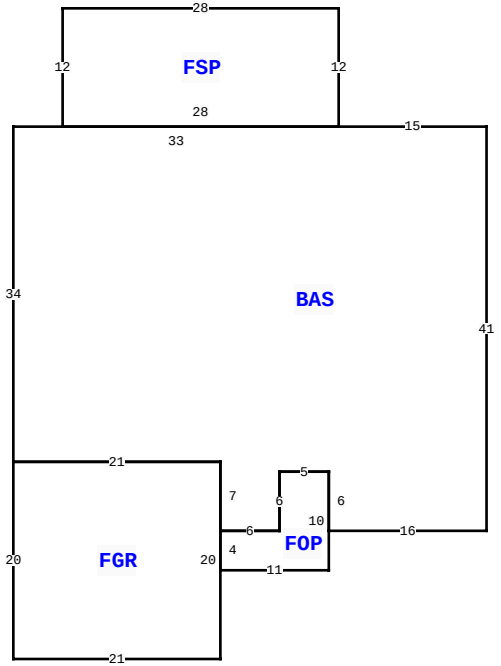
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,791	100		1,791	153,400
FGR	420	55		231	19,785
FOP	74	30		22	1,884
FSP	336	40		134	11,477
TOTALS	2,621			2,178	186,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	119.7900	131.77	286,995	1988	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1791 HX Base Yr 2020



1051 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,830	
3	0060	CARPORT F	0	100	18	21	378.00	UT	5.00	5.00	100	1993	1993	3	100	1,890	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
5	0251	LEAN TO W/	0	100	10	20	200.00	UT	4.00	4.00	100	2009	2009	3	100	800	
6	0296	SHED METAL	0	100	10	20	200.00	UT	11.00	11.00	50	2009	2009	3	50	1,100	
7	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,547
TOTAL MARKET OB/XF VALUE		8,920
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		225,217
SOH/AGL Deduction		89,572
ASSESSED VALUE		135,645
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,234
TOTAL JUST VALUE		225,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,600

SALE:2:1: LO1 19, FAIRWAY VIEW S/D UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/1154	11/08/2016	WD	Q	I	01	149,000
GRANTOR: FAY E ROBINSON						
GRANTEE: TIA L SMITHY						
1039/2524	2/03/2005	WD	Q	I		171,000
GRANTOR: RICHARD & EVONDA DEKL						
GRANTEE: FAY E ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W28 S12 E28$ W33 S34 FGR= S20 E21 N20W21$ E21 S7 FOP= S4 E11 N10 W5 S6 W6$ E6 N6 E5 S6 E16 N41$.

LAND DESCRIPTION

TOTAL OB/XF 8,920

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 05/23/2023 BY JB Total Acres: 0.58 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS