LOT 21 FAIRWAY VIEW UNIT 4.

786-690, 919-1164, WD 1005-1005,

MCCURDY JOSEPH DANIEL/COLWELL BRANDY LEE
1099 NW FRONTIER DR
LAKE CITY, FL 32055

2027

26-3S-16-02308-098

BUILDING CHARACTERISTICS

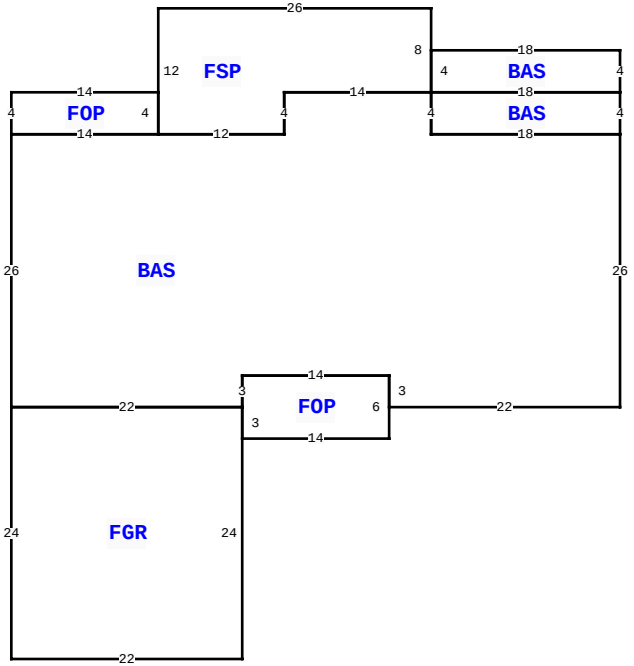
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	72	100		72	6,492
BAS	72	100		72	6,492
BAS	1,522	100		1,522	137,236
FGR	528	55		290	26,149
FOP	56	30		17	1,533
FOP	84	30		25	2,254
FSP	256	40		102	9,197
TOTALS	2,590			2,100	189,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	126.1062	138.72	291,312	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1666 HX Base Yr



1099 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,600	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,900

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.58 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	189,353
TOTAL MARKET OB/XF VALUE	4,900
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	224,003
SOH/AGL Deduction	0
ASSESSED VALUE	224,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,003
TOTAL JUST VALUE	224,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26157	MAINT/ALTR	50	08/22/2007
9775	ADDN SFR	63	05/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1361	5/05/2025	PB	U	I	18	0
GRANTOR: JAMES SUZANNE L						
GRANTEE: MCCURDY JOSEPH DANI						
1005/1005	1/23/2004	WD	Q	I		129,900
GRANTOR: SOLOMAN & SABRINA SUG						
GRANTEE: SUZANNE L JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N4 BAS= N4 W18 S4 E18$ W18 S4 E18$ BAS= W18 N4 FSP= N8 W26 S12 E12 N4 E14$ W14 S4 W12 FOP= N4 W14 S4 E14$ W14 S26 FGR= S24 E22 N24 W22$ E22 FOP= S3 E14 N6 W14 S3$ N3 E14 S3 E22 N26$.