LOT 22 FAIRWAY VIEW UNIT 4.

767-1069, WD 1016-257, 1108-129,

HULETT CALVIN DERRICK
1123 NW FRONTIER DR
LAKE CITY, FL 32055

2027

26-3S-16-02308-099

BUILDING CHARACTERISTICS

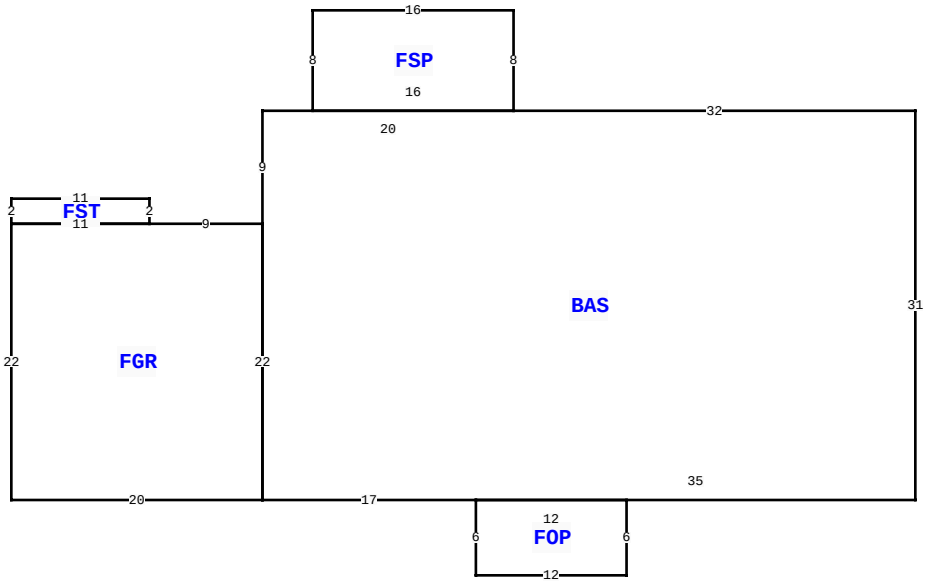
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,612	100		1,612	179,875
FGR	440	55		242	27,004
FOP	72	30		22	2,455
FSP	128	40		51	5,691
FST	22	55		12	1,339
TOTALS	2,274			1,939	216,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,939	135.2538	148.78	288,484	1993	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2023 Heated Area: 1612 HX Base Yr 2023



1123 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	0166	CONC,PAVMT	0	100	0	0	1,590.00	UT	1.40	1.40	50	0	0	3	50	1,113	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	1993	1993	3	100	1,800	
3	0080	DECKING	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		216,363
TOTAL MARKET OB/XF VALUE		4,013
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		250,126
SOH/AGL Deduction		5,285
ASSESSED VALUE		244,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,430
TOTAL JUST VALUE		250,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6577	SFR	40,000	11/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/2060	8/03/2022	WD	Q	I	01	244,900
GRANTOR: SIMS CRISTOPHER A						
GRANTEE: HULETT CALVIN DERRI						
1322/2324	9/22/2016	WD	Q	I	01	154,900
GRANTOR: PHILLIP DUANE & MARLE						
GRANTEE: CHRISTOPHER A & EDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= N8 W16 S8 E16$ W20 S9 FGR= W9 FST= N2 W11 S2 E11$ W11 S22 E20 N22$ S22 E17 FOP= S6 E12 N6 W12$ E35 N31$.

LAND DESCRIPTION

TOTAL OB/XF 4,013

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