LOT 23 FAIRWAY VIEW UNIT 4.
ORB 622-512, 750-081,
781-925, 854-1331, 908-1205,

MCGRIFF JAMES M
1147 NW FRONTIER DR
LAKE CITY, FL 32055

**2027**

**26-3S-16-02308-100**

## BUILDING CHARACTERISTICS

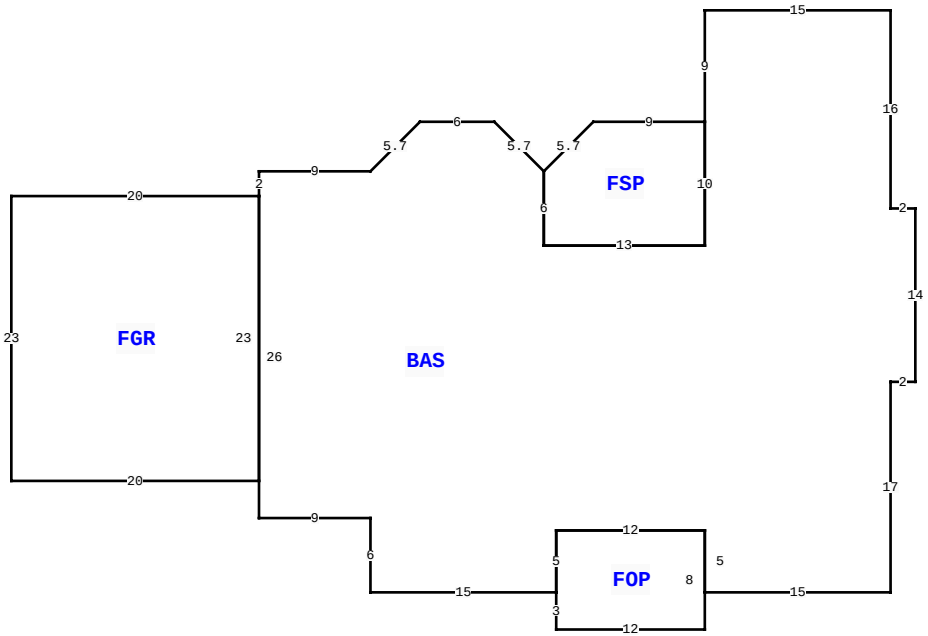
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 1,805 | 100 | | 1,805 | 176,302 |
| FGR | 460 | 55 | | 253 | 24,711 |
| FOP | 96 | 30 | | 29 | 2,832 |
| FSP | 122 | 40 | | 49 | 4,786 |
| TOTALS | 2,483 | | | 2,136 | 208,632 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,136 | 121.6380 | 133.80 | 285,797 | 1998 | 1998 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SINGLE FAM 100% - 2011 Heated Area: 1805 HX Base Yr 2011




1147 NW FRONTIER DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | 10/29/1998 CM | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 208,632 |
| TOTAL MARKET OB/XF VALUE | | 7,146 |
| TOTAL LAND VALUE - MARKET | | 29,750 |
| TOTAL MARKET VALUE | | 245,528 |
| SOH/AGL Deduction | | 77,913 |
| ASSESSED VALUE | | 167,615 |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 |
| BASE TAXABLE VALUE | | 111,204 |
| TOTAL JUST VALUE | | 245,528 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 249,317 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13974 | SFR | 230 | 05/06/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1416/1923 | 7/30/2020 | LE | U | I | 14 | 100 |
| GRANTOR: JAMES M MCGRIFF (ENH | | | | | | |
| GRANTEE: FOUNDATION FOR FLOR | | | | | | |
| 1415/1729 | 7/21/2020 | QC | U | I | 30 | 100 |
| GRANTOR: JAMES MCGRIFF | | | | | | |
| GRANTEE: JAMES M MCGRIFF | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 S9 FSP= W9 L4 D4 S6 E13 N10$ S10 W13 N6 U4 L4 W6 L4 D4 W9 S2 FGR= W20 S23 E20 N23$ S26 E9 S6 E15 FOP= S3 E12 N8 W12 S5$ N5 E12 S5 E15 N17 E2 N14 W2 N16$.

## 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 | 1,824.00 | UT | 2.00 | 2.00 | 100 | 1998 | 1998 | 3 | 100 | 3,648 | |
| 2 | 0258 | PATIO | 0 | 100 | 9 | 16 | 144.00 | UT | 2.00 | 2.00 | 100 | 1998 | 1998 | 3 | 100 | 288 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 18 | 180.00 | UT | 12.00 | 12.00 | 100 | 2009 | 2009 | 3 | 100 | 2,160 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 300 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 750 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,146

| 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