

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

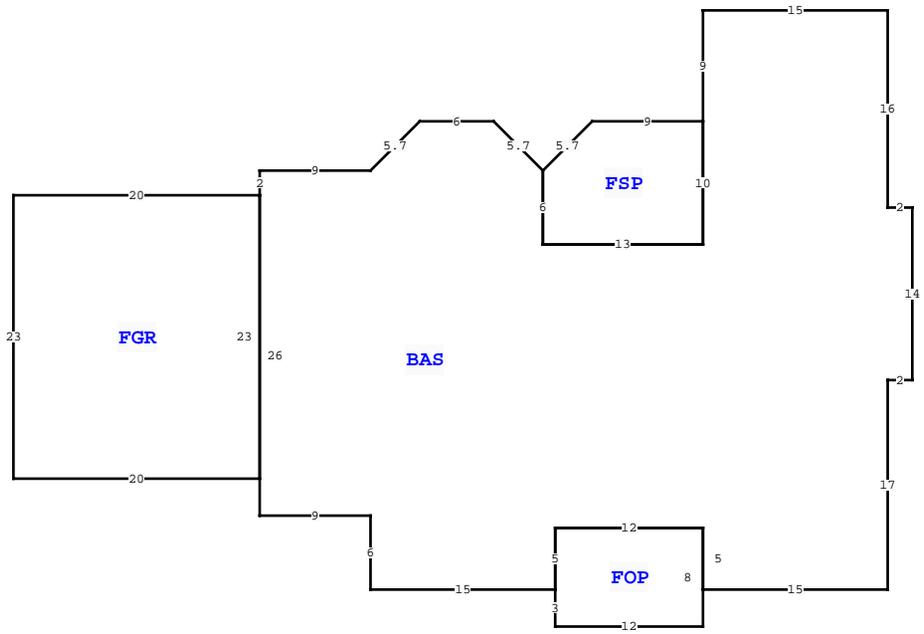
MCGRIFF JAMES M  
1147 NW FRONTIER DR  
LAKE CITY, FL 32055

**2026**

26-3S-16-02308-100  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural	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
BAS	1,805	100	
FGR	460	55	
FOP	96	30	
FSP	122	40	
TOTALS	2,483		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2011									
			Heated Area: 1805			HX Base Yr 2011					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			216,225
TOTAL MARKET OB/XF VALUE			7,146
TOTAL LAND VALUE - MARKET			29,750
TOTAL MARKET VALUE			253,121
SOH/AGL Deduction			90,388
ASSESSED VALUE			162,733
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			106,322
TOTAL JUST VALUE			253,121
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,476

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	1998
2	0258	PATIO	0	100	9	16	UT	2.00	2.00	100	1998
3	0294	SHED WOOD/	0	100	10	18	UT	12.00	12.00	100	2009
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2009
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2018

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	

BUILDING NOTES											
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\$.											

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\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							