LOT 24 FAIRWAY VIEW UNIT 4.
ORB 744-2311, 799-263,
816-2466, 818-1820

MAAS ROBERT E JR/MAAS DOROTHY A
1171 NW FRONTIER DRIVE
LAKE CITY, FL 32055

2027

26-3S-16-02308-101

BUILDING CHARACTERISTICS

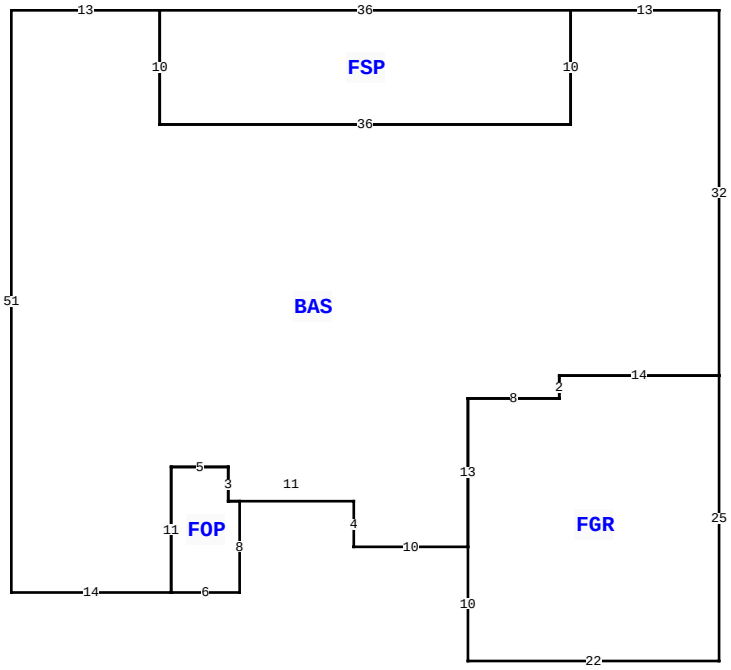
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,217	100		2,217	222,857
FGR	534	55		294	29,554
FOP	63	30		19	1,910
FSP	360	40		144	14,475
TOTALS	3,174			2,674	268,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,674	128.7132	141.58	378,585	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 2217 HX Base Yr 1997



1171 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	100	0	0	1,465.00	UT	1.50	1.50	100	1996	1996	3	100	2,198	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,795
TOTAL MARKET OB/XF VALUE		6,698
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		305,243
SOH/AGL Deduction		95,951
ASSESSED VALUE		209,292
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		152,881
TOTAL JUST VALUE		305,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,142

SALE:3:1: LOT 24, FAIRWAY VIEW UNIT 4

SALE:2:1: SOLD TO REALTOR WHO BUYS ALOT OF LAND

SALE:1:1: LOW FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046408	Roof Replacement	20,690	01/31/2023
10915	SFR	365	03/21/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0818/1820	3/08/1996	WD	Q	V		11,500
GRANTOR: JOSEPH & ELAINE CORAC						
GRANTEE: ROBERT JR & DOROTHY						
0816/2466	2/02/1996	WD	U	V	09	10,500
GRANTOR: RAYMOND C & RUZENA J						
GRANTEE: JOSEPH A & ELAINE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= W36 S10 E36 N10$ S10 W36 N10 W13 S51 E14 FOP= E6 N8 W1 N3 W5 S11 $ N11 E5 S3 E11 S4 E10 FGR= S10 E22N25 W14 S2 W8 S13$ N13 E8 N2 E14 N32$.

LAND DESCRIPTION

TOTAL OB/XF 6,698

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: 0.57 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS