LOTS 26 & 27 FAIRWAY VIEW
UNIT 4 & BEG SE COR OF LOT 26,
RUN NE 203.46 FT, SE 15 FT, SW

FANNON BRIAN/FANNON APRIL
1277 NW FRONTIER DR
LAKE CITY, FL 32055

2027

26-3S-16-02308-103

BUILDING CHARACTERISTICS

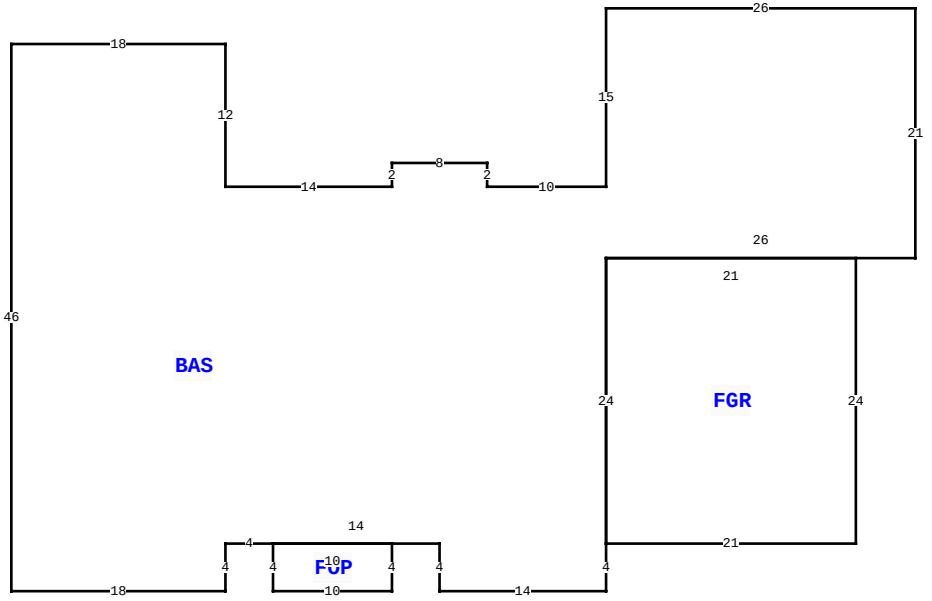
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	2,406	100		2,406	214,379
FGR	504	55		277	24,681
FOP	40	30		12	1,069
TOTALS	2,950			2,695	240,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,695	124.6168	137.08	369,431	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2406 HX Base Yr 2017



1277 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
4	0296	SHED METAL	0	100	12	18	216.00	UT	5.00	5.00	100	1993	1993	3	100	1,080	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		240,130
TOTAL MARKET OB/XF VALUE		8,180
TOTAL LAND VALUE - MARKET		64,750
TOTAL MARKET VALUE		313,060
SOH/AGL Deduction		112,063
ASSESSED VALUE		200,997
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,586
TOTAL JUST VALUE		313,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0004	11/18/2016	WD	Q	I	01	189,000
GRANTOR: DONALD H RHODEN (SING						
GRANTEE: BRIAN & APRIL FANNO						
0652/0621	5/20/1988	WD	Q	V		12,500
GRANTOR: DAUGHTRY O P JR &						
GRANTEE: RHODEN DONALD H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S15 W10 N2 W8 S2 W14N12 W18 S46 E18 N4 E4 FOP= S4 E10 N4 W10$ E14 S4 E14 N4 FGR= E21 N24 W21 S24 $ N24 E26N21$.

LAND DESCRIPTION

TOTAL OB/XF 8,180

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							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 1.02 Total Land Value: 64,750 Market: 0 Agricultural: 0 Common: 64,750 PRINTED 11/17/2026 BY SYS