LOT 1 VILLAGE ON THE GREEN S/D.
626-512-513, 958-75, 976-2079, W

PECORA PATRICIA
1855 NW FRONTIER DR
LAKE CITY, FL 32055

2027

27-3S-16-02310-101

BUILDING CHARACTERISTICS

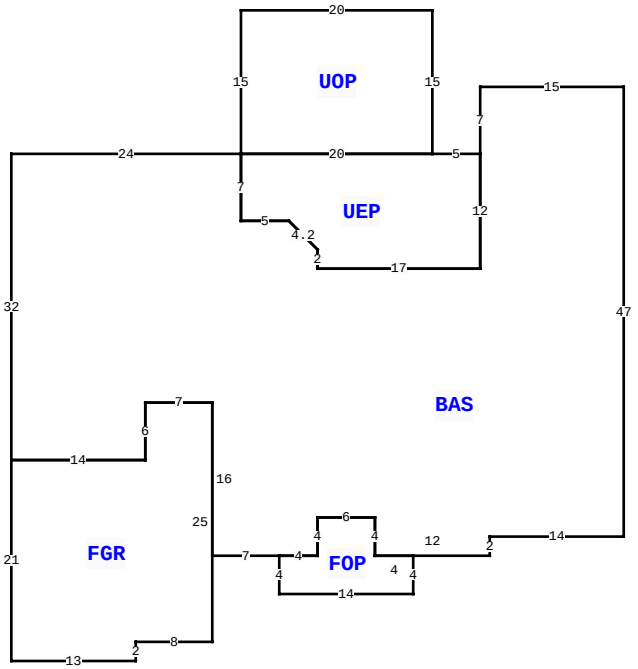
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		27316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100		2,225	239,118
FGR	467	55		257	27,619
FOP	80	30		24	2,580
UEP	265	60		159	17,088
UOP	300	20		60	6,448
TOTALS	3,337			2,725	292,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,725	126.8806	139.57	380,328	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2020 Heated Area: 2225 HX Base Yr 2020



1855 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	292,853
TOTAL MARKET OB/XF VALUE	16,120
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	340,473
SOH/AGL Deduction	157,185
ASSESSED VALUE	183,288
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	131,877
TOTAL JUST VALUE	340,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050873	Roof Replacement	24,768	09/20/2024
19846	SFR	394	08/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2471	8/18/2022	LE	U	I	14	100
GRANTOR: PECORA PATRICIA						
GRANTEE: GRIFFIN MAUREEN L						
1395/2564	9/26/2019	WD	Q	I	01	260,000
GRANTOR: THOMAS E & LILLIAN EL						
GRANTEE: RICHARD & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S7 UEP= W5 UOP= N15 W20 S15 E20$ W20 S7 E5 R3 D3 S2 E17 N12$ S12 W17N2 U3 L3 W5 N7 W24 S32 FGR= S21 E13 N2 E8 N25 W7 S6 W14$ E14 N6 E7 S16 E7 FOP= S4 E14 N4 W4 N4 W6 S4 W4$ E4 N4 E6 S4 E12 N2 E14 N47 $.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,240.00	UT	3.00	3.00	100	2002	2002	3	100	6,720	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,100	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 16,120

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		RSF-2	127.00	152.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 10/21/2024 BY JS Total Acres: 0.44 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/17/2026 BY SYS