LOT 2 VILLAGE ON THE GREEN S/D
ORB 626-512, 626-513,

WRIGHT JENNIFER ROBIN/WRIGHT BRIAN KEITH
1833 NW FRONTIER DR
LAKE CITY, FL 32055

2026

27-3S-16-02310-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

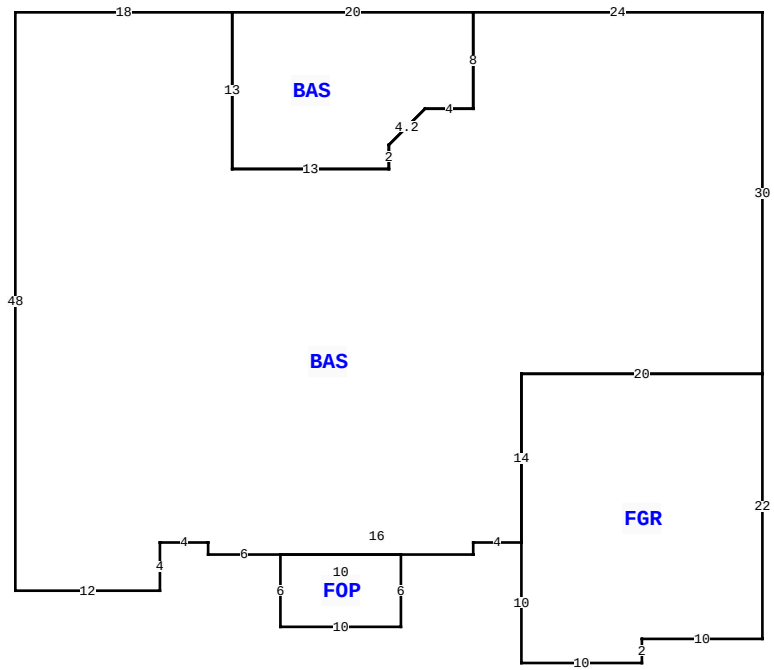
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	230	100		230	23,865
BAS	2,289	100		2,289	237,509
FGR	460	55		253	26,251
FOP	60	30		18	1,868
TOTALS	3,039			2,790	289,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,790	129.5756	145.12	404,885	2006	2006	0	0	0	28.50	71.50

1 SINGLE FAM 100% - 2021 Heated Area: 2519 HX Base Yr 2021



1833 NW FRONTIER DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		289,493
TOTAL MARKET OB/XF VALUE		4,390
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		325,383
SOH/AGL Deduction		119,218
ASSESSED VALUE		206,165
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		149,754
TOTAL JUST VALUE		325,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052045	Roof Replacement	25,867	01/13/2025
40960	REMODEL		12/03/2020
22871	SFR	650	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/0228	8/04/2020	WD	Q	I	01	265,000
GRANTOR: RICHARD M ROCCO						
GRANTEE: JENNIFER ROBIN & BR						
1030/0405	11/08/2004	WD	Q	V		24,000
GRANTOR: JAMES H JOHNSTON III						
GRANTEE: RICHARD M ROCCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S8 W4 D3L3 S2 W13 N13 W18 S48 E12 N4 E4 S1 E6 E16 N1 E4 N14 E20 N30 $
FGR=[ORIG=-20,44] S10 E10 N2 E10 N22 W20 S14 $
BAS=[ORIG=-24,0] W20 S13 E13 N2 U3R3 E4 N8 $
FOP=[ORIG=-40,45] S6 E10 N6 W10 $
.

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	1,756.00	UT	2.50	2.50	100	2006	2006	3	100	4,390	

LAND DESCRIPTION

TOTAL OB/XF 4,390

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-	2128.00	152.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 01/29/2025 BY JS Total Acres: 0.45 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 03/26/2026 BY SYS