LOT 3 VILLAGE ON THE GREEN S/D.
ORB 626-512, 626-513, 694-263,

JOHNSON BILLIE CAROL
1809 NW FRONTIER DR
LAKE CITY, FL 32055

2027

27-3S-16-02310-103

BUILDING CHARACTERISTICS

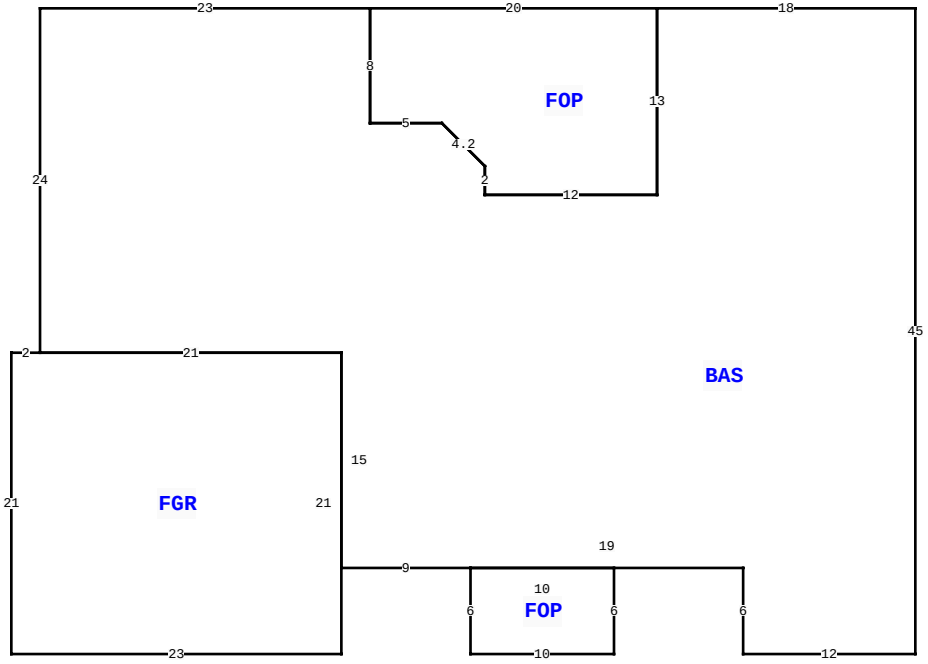
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,912	100		1,912	208,967
FGR	483	55		266	29,072
FOP	60	30		18	1,967
FOP	225	30		68	7,432
TOTALS	2,680			2,264	247,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	131.7690	144.95	328,167	2001	2001	0	0	0	24.60	75.40

1 SINGLE FAM 100% - 2003 Heated Area: 1912 HX Base Yr 2003



1809 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	1,712.00	UT	2.00	2.00	100	2002	2002	3	100	3,424	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,400	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		247,438
TOTAL MARKET OB/XF VALUE		8,324
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		287,262
SOH/AGL Deduction		82,437
ASSESSED VALUE		204,825
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		148,414
TOTAL JUST VALUE		287,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044393	Roof Replacement	15,000	05/10/2022
18659	SFR	357	08/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0954/0690	5/20/2002	WD	Q	I		155,000
GRANTOR: THOMAS H EAGLE						
GRANTEE: WILLIAM JOHNSON						
0930/0850	7/17/2001	WD	Q	V	03	10,000
GRANTOR: DAUGHTRY						
GRANTEE: T EAGLE(DAUGHTRY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W20 S8 E5 D3 R3 S2 E12 N13$ S13 W12 N2 L3 U3 W5 N8 W23 S24 FGR= W2 S21 E23 N21 W21$ E21 S15 E9 FOP= S6 E10 N6 W10$ E19 S6 E12 N45$.

LAND DESCRIPTION

TOTAL OB/XF 8,324

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	128.00	152.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.45 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/17/2026 BY SYS