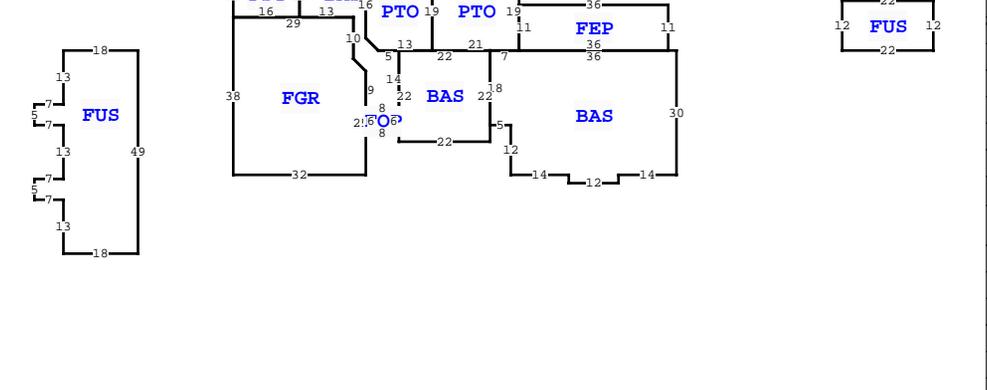


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		3. 3. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	1996		Heated Area: 4541					HX Base Yr 1996		



** This building has 12 Sub-Areas
1735 NW FRONTIER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			509,442	
TOTAL MARKET OB/XF VALUE			23,582	
TOTAL LAND VALUE - MARKET			31,500	
TOTAL MARKET VALUE			564,524	
SOH/AGL Deduction			190,260	
ASSESSED VALUE			374,264	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			322,853	
TOTAL JUST VALUE			564,524	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			568,024	

SALE:1:1: LOT 6 WILLAGE ON THE GREEN
LAND:1:1: LOT 6 VILLAGE ON THE GREEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041007	Roof Replacement	27,550	12/11/2020
30676	MAINT/ALTR	55	12/19/2012
18613	ADDN SFR	290	08/15/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0813/2328	11/22/1995	WD	Q	I		170,000
GRANTOR: WILLIAM & PHYLLIS BLA						
GRANTEE: BRENT & PAMELA HAYD						
0627/0399	7/01/1987	WD	Q	V		12,000
GRANTOR: DAUGHTRY O P JR &						
GRANTEE: BLACKWELL WILLIAM &						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	327	100		327	29,464
BAS	484	100		484	43,610
BAS	1,200	100		1,200	108,124
BAS	1,314	100		1,314	118,396
FEP	396	80		317	28,563
FGR	1,182	55		650	58,567
FOP	48	30		14	1,262
FST	176	55		97	8,740
FUS	264	100		264	23,787
FUS	952	100		952	85,778
TOTALS	7,042			5,654	509,442

EXTRA FEATURES																
L N	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	2,023.00	UT	2.00	2.00	100	2002	2002	3	100	4,046	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	3,200	

BUILDING NOTES		
BUILDING DIMENSIONS		

BAS= W2 FEP= N11 W36 S11 E36\$ W36 PTO= N19 W21 PTO= W16 BAS= W16 FST= W16 S11 FGR= S38 E32 N25 L3 U3 N10 W29\$ E16 N11\$ S11 E13 S10 D3 R3 S9 FOP= S6 E8 N6 W8\$ E8 N14 W5 L3 U3 N16\$ S16 D3 R3 E13 N19\$ S19 E21\$ W7 BAS= W22 S22 E22 N22\$ S18 E5 S12 E14 S2 E12 N2 E14 N30\$ PTR=E40 FUS= E22 N12 W22 S12\$ W40\$ PTR=N60 BAS= N30 W40 S30 E40\$ S60\$ PTR= W130 FUS= S49 W18 N13 W7 N5 E7 N13 W7 N5 E7 N13 E18 \$ E130\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-21	30.00	152.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500								