LOT 7 VILLAGE ON THE GREEN S/D
ORB 626-512-13, 651-577,
759-220, 791-271, 893-2255,

GOSS DEWEY DALE
1709 NW FRONTIER DR
LAKE CITY, FL 32055

2027

27-3S-16-02310-107

BUILDING CHARACTERISTICS

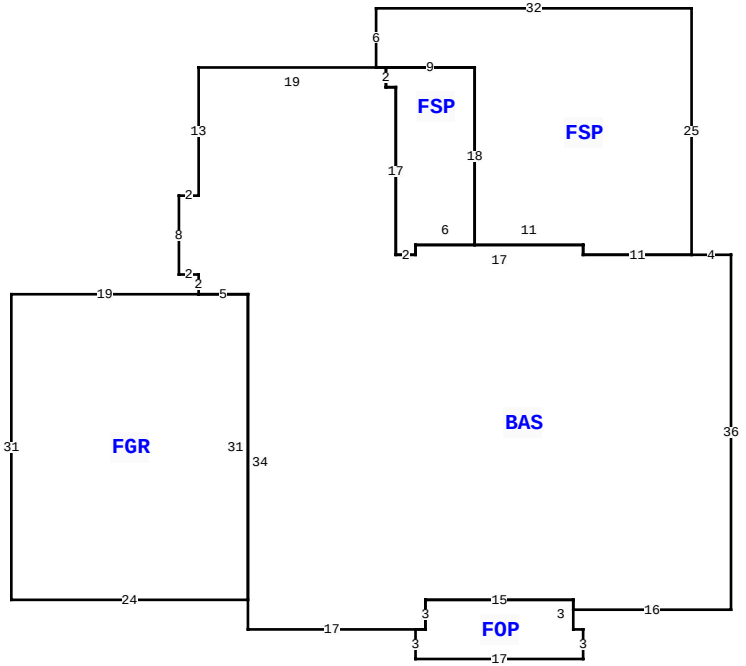
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,216	100		2,216	195,389
FGR	744	55		409	36,063
FOP	96	30		29	2,557
FSP	148	40		59	5,202
FSP	599	40		240	21,161
TOTALS	3,803			2,953	260,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,953	114.5130	125.96	371,960	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2000 Heated Area: 2216 HX Base Yr 2000



1709 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	2,711.00	UT	1.50	1.50	100	1995	1995	3	100	4,067	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
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		260,372
TOTAL MARKET OB/XF VALUE		9,067
TOTAL LAND VALUE - MARKET		45,180
TOTAL MARKET VALUE		314,619
SOH/AGL Deduction		90,415
ASSESSED VALUE		224,204
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,793
TOTAL JUST VALUE		314,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31669	MAINT/ALTR	0	01/06/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0905/1834	7/05/2000	WD	Q	I		8,357
GRANTOR: STED INVESTMENTS						
GRANTEE: DALE GOSS						
0893/2255	12/14/1999	WD	Q	I		160,000
GRANTOR: PORTER						
GRANTEE: D GOSS & TERESA GAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FSP= N25 W32 S6 E1 FSP= S2 E1 S17 E2 N1 E6 N18 W9$ E9 S18 E11 S1 E11$ W11 N1 W17 S1 W2 N17 W1 N2 W19 S13 W2S8 E2 S2 FGR= W19 S31 E24 N31W5$ E5 S34 E17 FOP= S3 E17 N3W1 N3 W15 S3 W1$ E1 N3 E15 S1 E16 N36$.

LAND DESCRIPTION

TOTAL OB/XF 9,067

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	120.00	152.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							
2	0000	C	VAC RES	100			0.00	0.00	3.04	AC		1.00	1.00	0.50	9,000.00	4,500.00	13,680							

REVIEW DATE 03/29/2023 BY KS Total Acres: 3.46 Total Land Value: 45,180 Market: 0 Agricultural: 0 Common: 45,180 PRINTED 11/17/2026 BY SYS