

LOT 8 VILLAGE ON THE GREEN S/D.  
633-732, 827-2313, 901-1575, 903

STRACHAN FRITZI G  
1677 NW FRONTIER DR  
LAKE CITY, FL 32055

**2026**

27-3S-16-02310-108  


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 Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
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 Units	05	CONV 100 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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,131	126.0182	141.14	300,769	1997	1997	0	0	28.00	72.00		
1 SINGLE FAM 100% - 2001 Heated Area: 1850 HX Base Yr 2001													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100		1,850	187,998
FGR	399	55		219	22,255
FOP	12	30		4	407
FSP	144	40		58	5,894
<b>TOTALS</b>	<b>2,405</b>			<b>2,131</b>	<b>216,554</b>

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	0	0	1,396.00	UT 1.50	1.50	100	1997	1997	3	100	2,094
2	0296	SHED METAL	0	100	10	20	0	200.00	UT 5.00	5.00	100	1997	1997	3	100	1,000
3	0070	CARPORT UF	0	100	12	40	0	480.00	UT 3.00	3.00	100	1997	1997	3	100	1,440
4	0214	GRN HOUSE	0	100	0	0	0	1.00	UT 0.00	0.00	100	2018	2018	3	100	400
5	0296	SHED METAL	0	100	8	10	0	80.00	UT 5.00	5.00	100	1997	1997	3	100	400
6	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	0.00	100	2018	2018	3	100	1,000
7	0060	CARPORT F	0	100	0	0	0	1.00	UT 0.00	0.00	100	2018	2018	3	100	2,000
<b>TOTAL OB/XF</b>														<b>8,334</b>		

LAND DESCRIPTION																								
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-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		216,554	
TOTAL MARKET OB/XF VALUE		8,334	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		256,388	
SOH/AGL Deduction		86,226	
ASSESSED VALUE		170,162	
TOTAL EXEMPTION VALUE		HX HB SX WX 106,411	
BASE TAXABLE VALUE		63,751	
TOTAL JUST VALUE		256,388	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,895	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12177	SFR	305	02/19/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE
0901/1575	4/27/2000	WD Q	Q	I		131,000
GRANTOR: R ROCCO						
GRANTEE: RICHARD & FRITZI ST						
0827/2313	8/30/1996	WD Q	Q	V		15,000
GRANTOR: JOE MORRIS II						
GRANTEE: RICHARD ROCCO						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W27 S7 FSP= W12 S12 E12N12S S17 W30 S28 E13 N2 E6 FOP= E4 N3 W4 S3S N3 E4 S3 E13 FGR= S5 E21 N19 W21 S14 S N14 E21 N36S.	