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

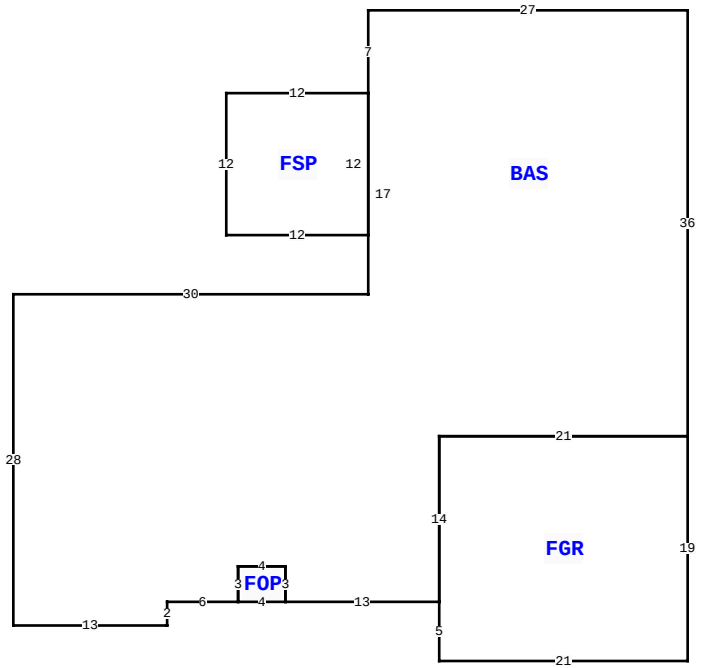
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	1,850	100		1,850	187,998
FGR	399	55		219	22,255
FOP	12	30		4	407
FSP	144	40		58	5,894
TOTALS	2,405			2,131	216,554

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	0	28.00	72.00

1 SINGLE FAM 100% - 2001 Heated Area: 1850 HX Base Yr 2001



1677 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	1,396.00	UT	1.50	1.50	100	1997	1997	3	100	2,094	
2	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1997	1997	3	100	1,000	
3	0070	CARPORT UF	0	100	12	40	480.00	UT	3.00	3.00	100	1997	1997	3	100	1,440	
4	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
5	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1997	1997	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	V / I	RSN CD	SALE PRICE
0901/1575	4/27/2000	WD	Q	I		131,000
GRANTOR: R ROCCO						
GRANTEE: RICHARD & FRITZI ST						
0827/2313	8/30/1996	WD	Q	V		15,000
GRANTOR: JOE MORRIS II						
GRANTEE: RICHARD ROCCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S7 FSP= W12 S12 E12N12$ S17 W30 S28 E13 N2 E6 FOP= E4 N3 W4 S3$ N3 E4 S3 E13 FGR= S5 E21 N19 W21 S14 $ N14 E21 N36$.

LAND DESCRIPTION

TOTAL OB/XF 8,334

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	0.00	0.00	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: 0.42 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 06/10/2026 BY SYS