

LOT 10 VILLAGE ON THE GREEN S/D.  
700-726, 862-466, 908-866,867, D

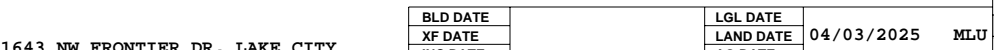
TONER WANDA K  
1643 NW FRONTIER DR  
LAKE CITY, FL 32055

**2026**

27-3S-16-02310-110

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 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

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%	- 2001								
Heated Area: 1972						HX Base Yr 2001					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100		1,972	176,042
FGR	500	55		275	24,550
FOP	60	30		18	1,607
FSP	152	40		61	5,446
PTO	126	5		6	536
<b>TOTALS</b>	<b>2,810</b>			<b>2,332</b>	<b>208,180</b>

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0166	CONC,PAVMT	0	100	120	12	1,440.00	UT	1.40	1.40	100
3	0261	PRCH, UOP	0	100	8	20	160.00	UT	6.50	6.50	100
4	0294	SHED WOOD/	0	100	20	20	400.00	UT	7.50	7.50	100
5	0169	FENCE/WOOD	0	100	0	0	240.00	UT	7.50	7.50	100
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
10,556											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-21	20.00	151.00	1.00	LT	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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			208,180
TOTAL MARKET OB/XF VALUE			10,556
TOTAL LAND VALUE - MARKET			31,500
TOTAL MARKET VALUE			250,236
SOH/AGL Deduction			90,460
ASSESSED VALUE			159,776
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			108,365
TOTAL JUST VALUE			250,236
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054836	Roof Replacement	15,000	01/16/2026
26450	MAINT/ALTR	40	11/27/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/2740	12/15/2021	LE	U	I	14	100
GRANTOR: TONER WANDA K						
GRANTEE: TONER EUGENE A JR						
1433/2793	3/25/2021	PR	U	I	19	100
GRANTOR: TONER WANDA PR/EST OF						
GRANTEE: TONER WANDA K						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= N14 W22 PTO= W9 S14 E9 N14 S14 W9 FSP= N8 W19 S8 E19 S W19 S4 W13 S35 E5 S2 E7 N2 E5 N7 FOP= E15 N4 W15 S4 S N4 E15 S7 E3 S2 E7 N2 E3 N10 E6 FGR= E20 N25 W20 S25 S N25 E12 S.											