

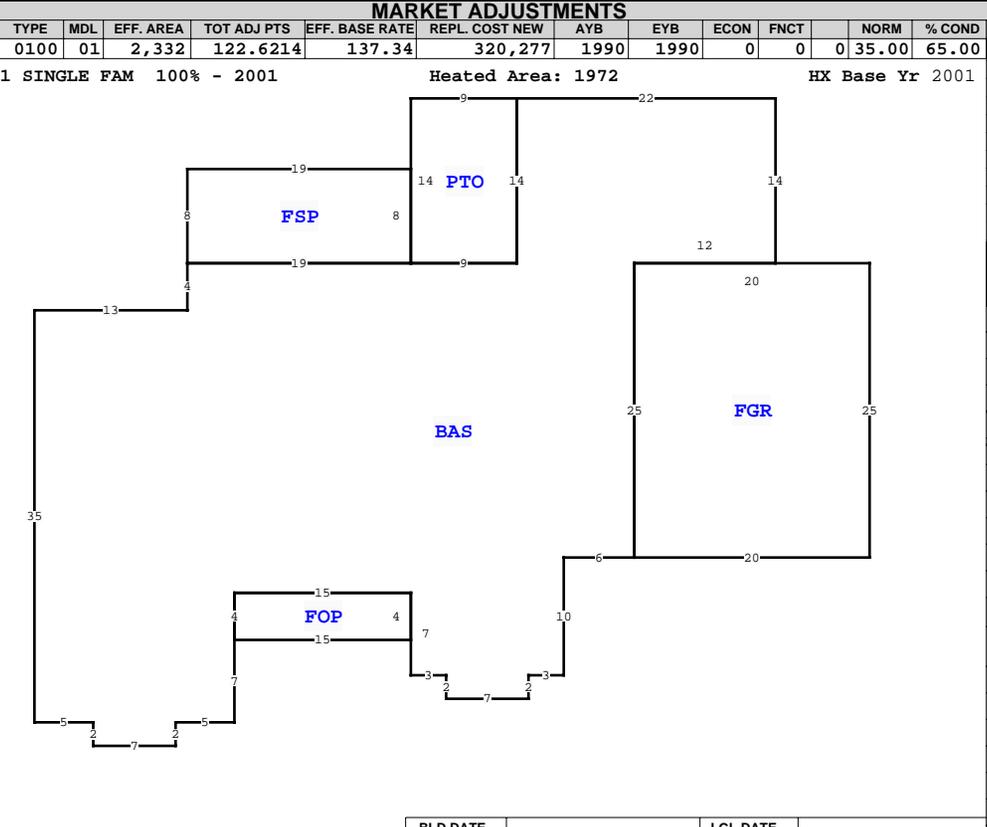
LOT 10 VILLAGE ON THE GREEN S/D.
700-726, 862-466, 908-866,867, D

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



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
TOTALS	2,810			2,332	208,180

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	120	1,440.00	UT	1.40	1.40	100	0	0	3	100	2,016	
3	0261	PRCH, UOP	0	100	8	160.00	UT	6.50	6.50	100	1993	1993	3	100	1,040	
4	0294	SHED WOOD/	0	100	20	400.00	UT	7.50	7.50	100	1993	1993	3	100	3,000	
5	0169	FENCE/WOOD	0	100	0	240.00	UT	7.50	7.50	100	1993	1993	3	100	1,800	
6	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
7	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

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

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	20.00	151.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

TOTAL OB/XF		10,556	
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
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.	