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

OSWALT MATTHEW L/OSWALT LOVETTIE EMILY
P O BOX 350445
PALM COAST, FL 32135

**2027**

**27-3S-16-02310-110**

## BUILDING CHARACTERISTICS

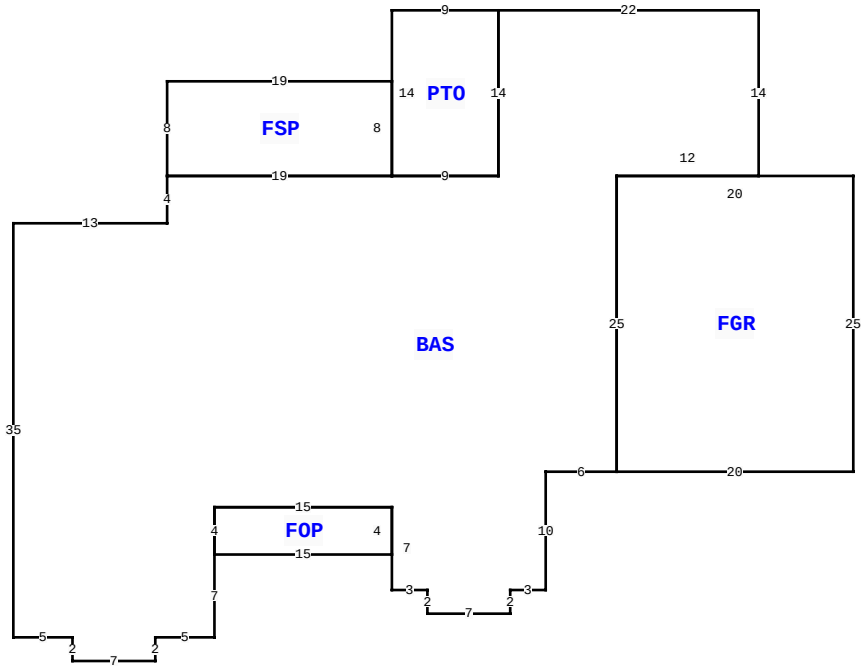
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 10 | ABOVE AVG. 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 07 | CORK/VTILE 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 |
| 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 | 1,972 | 100 | | 1,972 | 172,889 |
| FGR | 500 | 55 | | 275 | 24,110 |
| FOP | 60 | 30 | | 18 | 1,578 |
| FSP | 152 | 40 | | 61 | 5,348 |
| PTO | 126 | 5 | | 6 | 526 |
| TOTALS | 2,810 | | | 2,332 | 204,451 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,332 | 122.6214 | 134.88 | 314,540 | 1990 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2001 Heated Area: 1972 HX Base Yr 2001




1643 NW FRONTIER DR, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 204,451 |
| TOTAL MARKET OB/XF VALUE | 10,556 |
| TOTAL LAND VALUE - MARKET | 31,500 |
| TOTAL MARKET VALUE | 246,507 |
| SOH/AGL Deduction | 81,938 |
| ASSESSED VALUE | 164,569 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 113,158 |
| TOTAL JUST VALUE | 246,507 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 250,236 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056819 | Remodel | 4,800 | 10/21/2026 |
| 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 |
|---|---|---|---|---|---|---|
| 1581/1207 | 10/27/2026 | WD | Q | I | 01 | 360,000 |
| GRANTOR: TONER WANDA K | | | | | | |
| GRANTEE: OSWALT MATTHEW L | | | | | | |
| 1454/2740 | 12/15/2021 | LE | U | I | 14 | 100 |
| GRANTOR: TONER WANDA K | | | | | | |
| GRANTEE: TONER EUGENE A JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 120 | 12 | 1,440.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 2,016 | |
| 3 | 0261 | PRCH, UOP | 0 | 100 | 8 | 20 | 160.00 | UT | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 100 | 1,040 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 20 | 20 | 400.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 3,000 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 240.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 1,800 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 200 | |
| 7 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,556

| 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 | 151.00 | 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 11/17/2026 BY SYS