LOTS 26 & 27 VILLAGE ON THE GREE
627-770, 633-8, 882-2336, DC 148

GRANT DAVID B
1612 NW FRONTIER DR
LAKE CITY, FL 32055

2027

27-3S-16-02310-127

BUILDING CHARACTERISTICS

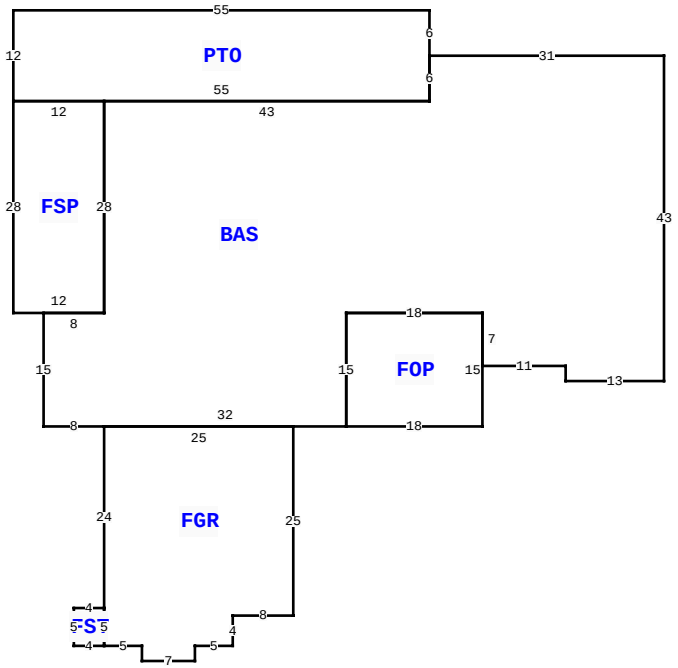
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	3,052	100		3,052	301,164
FGR	707	55		389	38,385
FOP	270	30		81	7,993
FSP	336	40		134	13,223
FST	20	55		11	1,086
PTO	660	5		33	3,256
TOTALS	5,045			3,700	365,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,700	121.6380	133.80	495,060	1990	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2024 Heated Area: 3052 HX Base Yr 2024



1612 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0166	CONC,PAVMT	0	100	13	10	130.00	UT	1.40	1.40	100	0	0	3	100	182	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		365,107
TOTAL MARKET OB/XF VALUE		10,982
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		460,089
SOH/AGL Deduction		68,033
ASSESSED VALUE		392,056
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		340,645
TOTAL JUST VALUE		460,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045244	Roof Replacement	26,532	08/22/2022
25476	MAINT/ALTR	80	01/29/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/2776	7/18/2023	WD	Q	I	01	500,000
GRANTOR: SPRING JUDITH A LIVIN						
GRANTEE: GRANT DAVID B						
1484/2599	1/27/2023	WD	U	I	11	100
GRANTOR: SPRING JUDITH A						
GRANTEE: SPRING JUDITH A LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 PTO= N6 W55 S12 E55 N6$ S6 W43 FSP= W12 S28 E12 N28$ S28 W8 S15 E8 FGR= S24 FST= W4 S5 E4 N5$S5 E5 S2 E7 N2 E5 N4 E8 N25 W25$ E32 FOP= E18 N15 W18 S15$ N15 E18 S7 E11 S2E13N43$.

LAND DESCRIPTION

TOTAL OB/XF 10,982

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	0140	C	SFR GOLF	100		RSF-2	130.00	155.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							
2	0000	C	VAC RES	100		RSF-2	130.00	155.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 09/22/2023 BY ME Total Acres: 0.92 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/17/2026 BY SYS