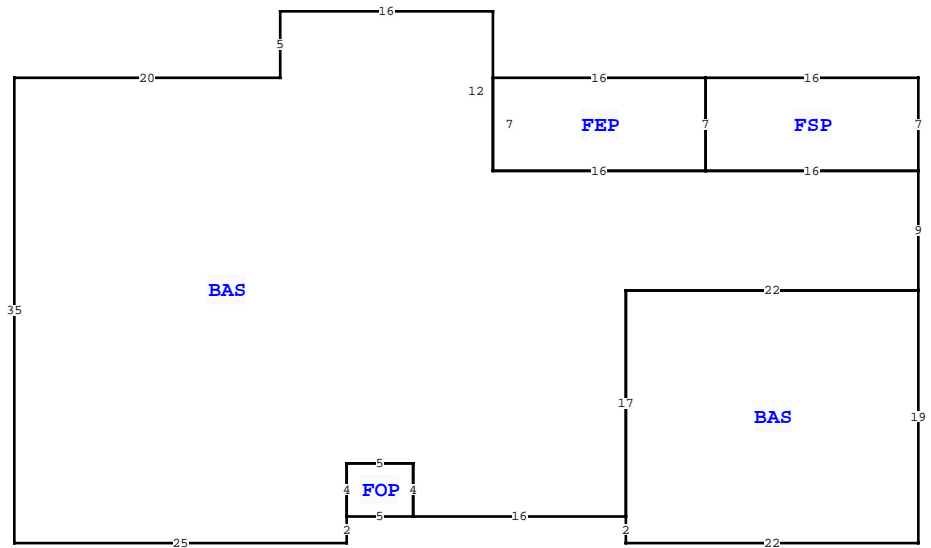


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,315	136.6695	153.07	354,357	1988	1988	0	0	35.00	65.00
1 SINGLE FAM 100% - 2023 Heated Area: 2174 HX Base Yr 2023											



MAP NUM	MKT AREA	06			
27316.020	1.00/				
NEIGHBORHOOD/LOC	27316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	418	100		418	41,589
BAS	1,756	100		1,756	174,714
FEP	112	80		90	8,954
FOP	20	30		6	597
FSP	112	40		45	4,477
TOTALS	2,418			2,315	230,332

1726 NW FRONTIER DR, LAKE CITY
 BLD DATE: [] LGL DATE: 04/14/2026 MLU
 XF DATE: [] LAND DATE: []
 INC DATE: [] AG DATE: []

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,630	
2	0060	CARPORT F	0	100	30	720.00	UT	5.00	5.00	100	1993	1993	3	100	3,600	

LAND DESCRIPTION												TOTAL OB/XF												
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	0140	C	SFR GOLF	100		RSF	2135.00	155.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	230,332			
TOTAL MARKET OB/XF VALUE	5,230			
TOTAL LAND VALUE - MARKET	42,000			
TOTAL MARKET VALUE	277,562			
SOH/AGL Deduction	14,486			
ASSESSED VALUE	263,076			
TOTAL EXEMPTION VALUE	HX HB 13 263,076			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	277,562			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	277,562			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046472	Remodel	16,164	09/12/2023
000045752	Roof Replacement	14,000	10/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/2609	6/27/2022	WD Q	Q	I	01	305,000
GRANTOR: ROCHE FRANCOIS RONY						
GRANTEE: KOGUTKIEWICZ STEVEN						
1278/2731	7/30/2014	WD Q	Q	I	01	160,000
GRANTOR: ROBERT J PASSMORE						
GRANTEE: FRANCOIS RONY ROCHE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 S5 W20 S35 E25 N2 FOP= E5 N4 W5 S4\$ N4 E5 S4 E16 BAS= S2 E22 N19 W22 S17 \$N17 E22 N9 FSP= N7 W16 S7 E16\$ W16 FEP= N7 W16 S7 E16 \$ W16 N12\$.