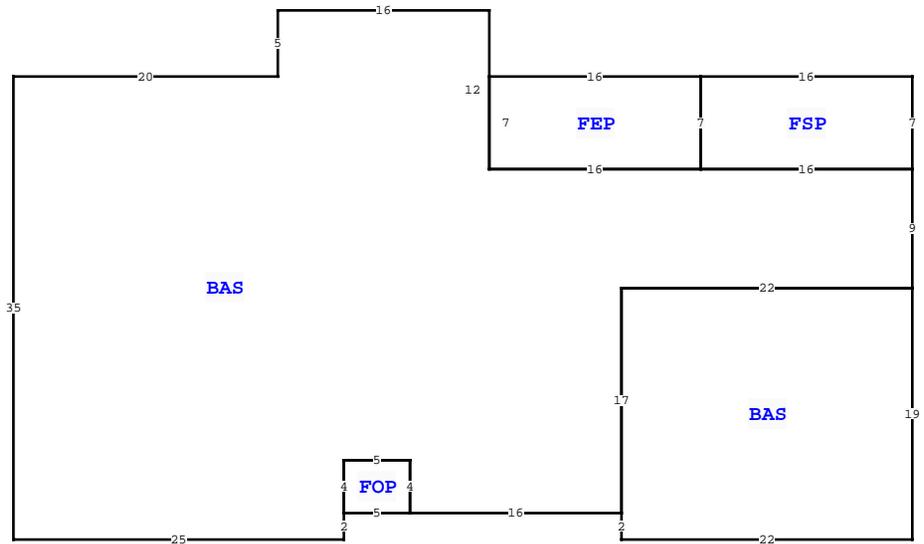


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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			
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	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0060	CARPORT F	0	100	30	24	720.00	UT	5.00	5.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0	0	3	100	1,630	
1993	1993	3	100	3,600	

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	0140	C	SFR GOLF	100		RSF	2135.00	155.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
5,230	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\$.											