LOT 29 VILLAGE ON THE GREEN S/D.
WD 627-775, WD 809-2317, WD 871-

KOGUTKIEWICZ STEVEN
1726 NW FRONTIER DR
LAKE CITY, FL 32055

2027

27-3S-16-02310-129

BUILDING CHARACTERISTICS

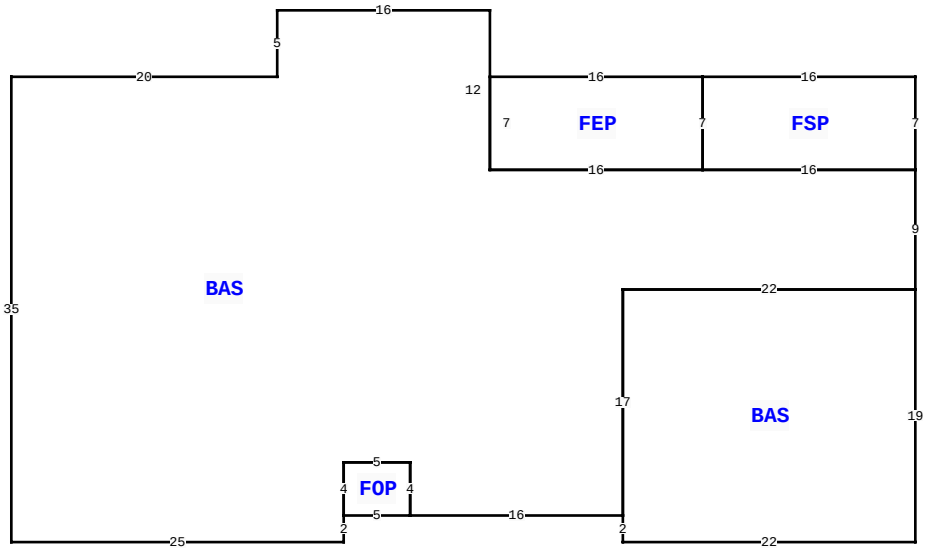
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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
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	40,847
BAS	1,756	100		1,756	171,598
FEP	112	80		90	8,795
FOP	20	30		6	586
FSP	112	40		45	4,397
TOTALS	2,418			2,315	226,224

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	150.34	348,037	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2174 HX Base Yr 2023



1726 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,630	
2	0060	CARPORT F	0	100	30	24	720.00	UT	5.00	5.00	100	1993	1993	3	100	3,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	226,224
TOTAL MARKET OB/XF VALUE	5,230
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	273,454
SOH/AGL Deduction	2,486
ASSESSED VALUE	270,968
TOTAL EXEMPTION VALUE	HX HB 13 270,968
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	273,454
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	I	01	305,000
GRANTOR: ROCHE FRANCOIS RONY						
GRANTEE: KOGUTKIEWICZ STEVEN						
1278/2731	7/30/2014	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 5,230

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	135.00	155.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 07/01/2024 BY JS Total Acres: 0.48 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS