LOTS 30 & 31 VILLAGE ON THE GREE
626-512, 628-264, 674-763-767, 7

BLACKWELL VANCE L/BLACKWELL MELISSA K
1752 NW FRONTIER DR
LAKE CITY, FL 32055-7217

2027

27-3S-16-02310-130

BUILDING CHARACTERISTICS

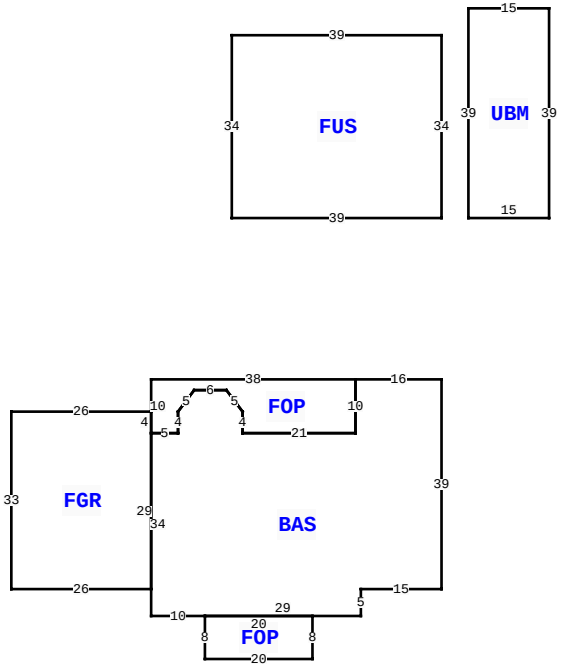
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	2.	2. 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	2,005	100		2,005	207,386
FGR	858	55		472	48,821
FOP	160	30		48	4,965
FOP	296	30		89	9,205
FUS	1,326	100		1,326	137,154
UBM	585	20		117	12,102
TOTALS	5,230			4,057	419,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,057	127.5004	140.25	568,994	2000	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2021 Heated Area: 3331 HX Base Yr 2021



1752 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	2,740.00	UT	1.50	1.50	100	2000	2000	3	100	4,110	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		419,633
TOTAL MARKET OB/XF VALUE		5,310
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		508,943
SOH/AGL Deduction		95,535
ASSESSED VALUE		413,408
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		361,997
TOTAL JUST VALUE		508,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,573

SALE:2:1: LOT 30, VILLAGE ON THE GREEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14598	SFR	490	10/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0584	1/23/2020	WD	Q	I	01	385,000
GRANTOR: CAROLYN A BROWN						
GRANTEE: VANCE L & MELISSA K						
1376/2448	1/07/2019	LE	U	I	14	100
GRANTOR: CAROLYN A BROWN (FKA						
GRANTEE: CAROLYN A BROWN (LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= W38 S10 E5 N4 U4 R3 E6 R3 D4 S4 E21 N10$ S10 W21 N4 U4 L3 W6 L3 D4 S4 W5 FGR= N4 W26 S33 E26 N29$ S34 E10 FOP= S8 E20 N8 W20$ E29 N5 E15 N39$ PTR= N30 FUS= N34 W39 S34 E39$ S30 PTR= N30 E20 UBM= N39 W15 S39 E15$ S30 W20$.

LAND DESCRIPTION

TOTAL OB/XF 5,310

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-	2270.00	155.00	2.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	84,000							

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.96 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/17/2026 BY SYS