

COMM NW COR OF NW1/4 OF NW1/4,
 RUN S 42.52 FT TO S R/W OF
 CR-242, E ALONG R/W 206.5 FT

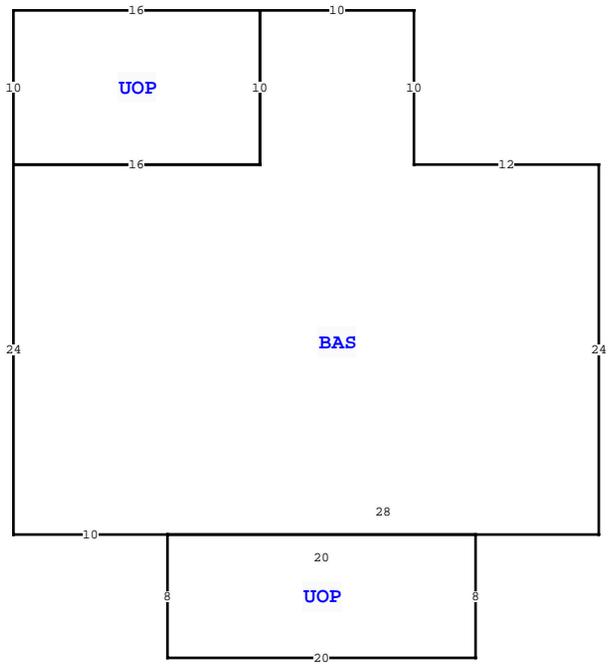
FRALEY FRANK FORD JR/FRALEY LAURA ANN
 3220 SW COUNTY ROAD 242
 LAKE CITY, FL 32024

2026

27-4S-16-03202-000


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	02	WALL BD/WD	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	27416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	35,160
UOP	160	20		32	1,112
UOP	160	20		32	1,112
TOTALS	1,332			1,076	37,384

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2022		Heated Area: 1012		HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			37,384	
TOTAL MARKET OB/XF VALUE			9,226	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			76,610	
SOH/AGL Deduction			27,662	
ASSESSED VALUE			48,948	
TOTAL EXEMPTION VALUE			25,000	
BASE TAXABLE VALUE			23,948	
TOTAL JUST VALUE			76,610	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			76,610	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042534	Electrical Servic	0	08/12/2021
2678	M H	125	06/19/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/0827	10/05/2019	QC	U	I	30	45,000
GRANTOR: JOHN FRALEY						
GRANTEE: FRANK FORD JR & LAU						
1358/0381	4/17/2018	WD	Q	I	01	45,000
GRANTOR: JOHN THOMAS MATHEWS &						
GRANTEE: JOHN FRALEY						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0294	SHED WOOD/	0	100	20	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0070	CARPORT UF	0	100	13	23	1.00	UT	0.00	0.00	100	0	0	3	100	250	
6	0060	CARPORT F	0	100	12	24	288.00	UT	5.00	5.00	40	1993	1993	3	40	576	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	6,200.00	6,200.00	100	2021	2021		100	6,200	

TOTAL OB/XF													9,226				
3220 SW COUNTY ROAD 242 , LAKE CITY													BLD DATE		LGL DATE		
													XF DATE		LAND DATE	04/07/2025	MLU
													INC DATE		AG DATE		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W12 N10 W10 UOP= W16 S10 E16 N10\$ S10 W16 S24 E10 UOP= S8 E20 N8 W20\$ E28 N24\$.												

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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000								