

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

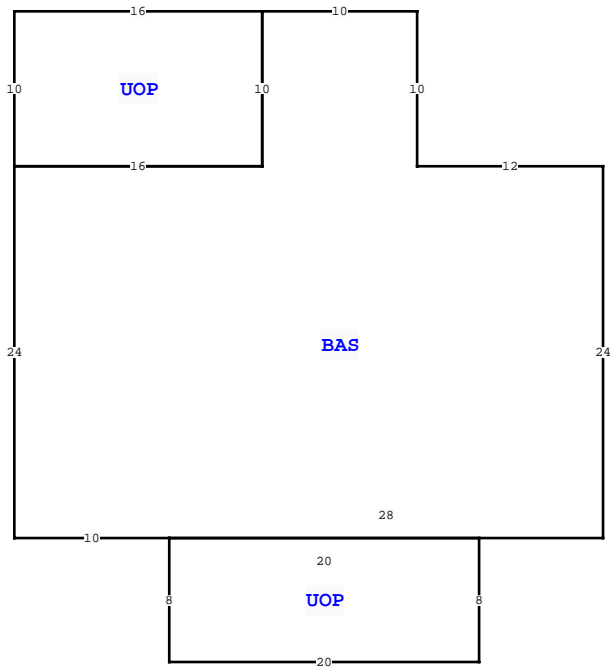
FRALEY FRANK FORD JR/FRALEY LAURA ANN
 3220 SW COUNTY ROAD 242
 LAKE CITY, FL 32024

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 SUMMARY | | | STANDARD | |
| VALUATION BY | Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 37,384 | |
| TOTAL MARKET OB/XF VALUE | | | 9,226 | |
| TOTAL LAND VALUE - MARKET | | | 32,000 | |
| TOTAL MARKET VALUE | | | 78,610 | |
| SOH/AGL Deduction | | | 29,662 | |
| ASSESSED VALUE | | | 48,948 | |
| TOTAL EXEMPTION VALUE | HX HB | | 25,000 | |
| BASE TAXABLE VALUE | | | 23,948 | |
| TOTAL JUST VALUE | | | 78,610 | |
| 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 | | BLD DATE | | XF DATE | | INC DATE | | LGL DATE | | LAND DATE | | AG DATE | |
|-------------------------------------|--|----------|--|---------|--|----------|--|------------|--|-----------|--|---------|--|
| 3220 SW COUNTY ROAD 242 , LAKE CITY | | | | | | | | 04/20/2026 | | MLU | | | |

| 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 | |

| 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 | 16,000.00 | 16,000.00 | 32,000 | | | | | | | |