100 FT N & S BY 100 FT E & W
IN NE COR LOT 50 BAYA SURVEY.
ORB 291-160,PROB 1217-2764,

WILLIAMS GRETCHEN
183 NE FRYER RD
LAKE CITY, FL 32055

2027

28-3S-17-05712-000

BUILDING CHARACTERISTICS

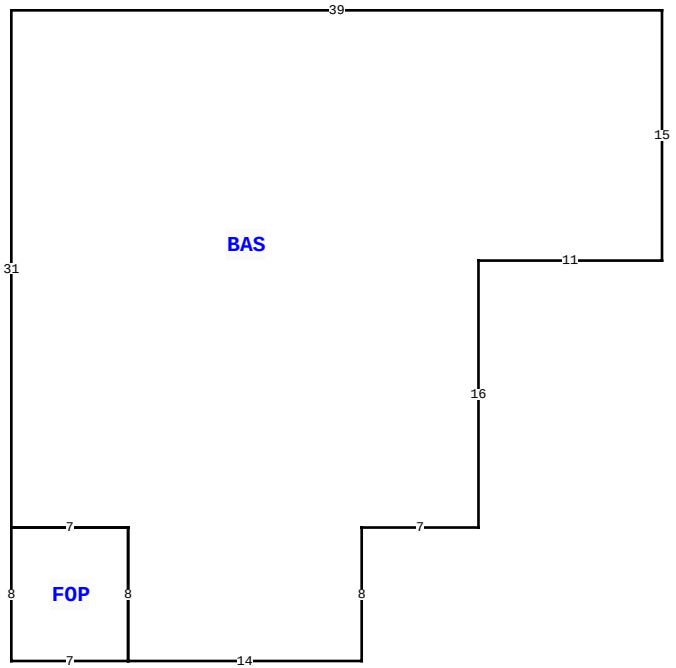
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,145	100		1,145	37,898
FOP	56	30		17	563
TOTALS	1,201			1,162	38,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,162	54.7087	60.18	69,929	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2026 Heated Area: 1145 HX Base Yr 2026



183 NE FRYER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		38,461
TOTAL MARKET OB/XF VALUE		250
TOTAL LAND VALUE - MARKET		2,500
TOTAL MARKET VALUE		41,211
SOH/AGL Deduction		0
ASSESSED VALUE		41,211
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,211
TOTAL JUST VALUE		41,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/1105	7/25/2011	WD	U	I	11	100
GRANTOR: GRETCHEN WILLIAMS (PR						
GRANTEE: GRETCHEN WILLIAMS						
1218/1103	7/25/2011	PR	U	I	11	0
GRANTOR: GRETCHEN WILLIAMS (PR						
GRANTEE: GRETCHEN WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S31 FOP= S8 E7 N8 W7$ E7 S8 E14 N8 E7 N16 E11 N15$.

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	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	0.00	100	1997	1997	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 250

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	0100	C	SFR	100		00	0.00	0.00	10,000.00	SF		1.00	1.00	0.50	0.50	0.25	2,500							

REVIEW DATE 09/10/2015 BY DF Total Acres: 0.23 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 11/17/2026 BY SYS