COMM NW COR, RUN S 45.51 FT TO S
ALONG R/W 186.61 FT FOR POB, CON
361.97 FT, E 359.58 FT, S 53.86

FRAZIER REAL ESTATE IVESTMENT GROUP, INC
909 NE 23RD ST
GAINESVILLE, FL 32641

2026

28-4S-17-08797-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	115,170
TOTAL MARKET VALUE	115,170
SOH/AGL Deduction	0
ASSESSED VALUE	115,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,170
TOTAL JUST VALUE	115,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1863	3/26/2025	WD	U	V	11	100
GRANTOR: TATE MARTHA REVOCABLE						
GRANTEE: FRAZIER REAL ESTATE						
1319/1504	7/28/2016	QC	U	V	11	100
GRANTOR: WILLIE EARL SHEPARD						
GRANTEE: JOANN M DIX						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0					10.47	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,170							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.47 Total Land Value: 115,170 Market: 0 Agricultural: 0 Common: 115,170 PRINTED 06/08/2026 BY SYS