LOT 12 BLOCK 11 COUNTRY CLUB EST
691-787, FJ 1038-1569, QC 1184-2

FRAZIER EDWARD F REVOCABLE TRUST DATED JANUARY 28,
388 SE OLUSTEE AVENUE
LAKE CITY, FL 32025

2026

34-3S-17-07222-000

BUILDING CHARACTERISTICS

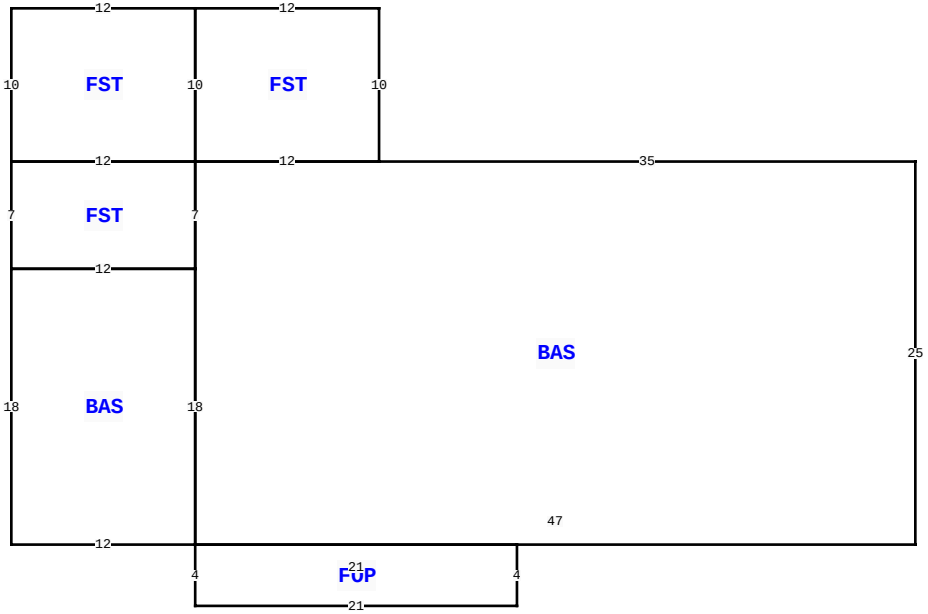
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 80
Roof Cover	05	CORG ASB 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	18,510
BAS	1,175	100		1,175	100,693
FOP	84	30		25	2,142
FST	84	55		46	3,942
FST	120	55		66	5,656
FST	120	55		66	5,656
TOTALS	1,799			1,594	136,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,594	117.7110	131.84	210,153	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1391 HX Base Yr



388 SE OLUSTEE AVE, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	10	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
5	0169	FENCE/WOOD	0	100	18	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		136,599
TOTAL MARKET OB/XF VALUE		3,440
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		160,944
SOH/AGL Deduction		88,237
ASSESSED VALUE		72,707
TOTAL EXEMPTION VALUE	HX HB	47,707
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		160,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/615	1/28/2026	WD	U	I	11	100
GRANTOR: FRAZIER EDWARD F						
GRANTEE: FRAZIER EDWARD F RE						
1384/0768	4/23/2019	LE	U	I	14	100
GRANTOR: EDWARD FRANKLIN & MAR						
GRANTEE: DANIELLE BANOS (RMD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FST= N10 W12 S10 E12$ W12 FST= N10 W12 S10 E12$ FST= W12 S7 E12N7$ S7 BAS= W12 S18 E12 N18$S18 FOP= S4 E21 N4 W21$E47N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,440

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		RSF-2	100.00	121.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 01/30/2017 BY BC Total Acres: 0.28 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 06/25/2026 BY SYS