



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 70
Interior Floor	06	VINYL ASB 30
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	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,608	79.1208	88.62	142,501	1965	1965	0	0	10	35.00	55.00		
1 SINGLE FAM 50% - 2009 Heated Area: 1441 HX Base Yr 2009														

7479 S US HIGHWAY 441 , LAKE CITY

Quality	03	03			
DOR CODE	0102 SFRES/MOBILE HOME				
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	34417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100		1,441	70,236
UOP	48	20		10	487
UOP	240	20		48	2,340
USP	312	35		109	5,313
TOTALS	2,041			1,608	78,376

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	50	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0070	CARPORT UF	0	50	18	20	360.00	UT	1.50	1.50	100	2009	2009	3	100	540	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			109,345
TOTAL MARKET OB/XF VALUE			4,740
TOTAL LAND VALUE - MARKET			26,730
TOTAL MARKET VALUE			140,815
SOH/AGL Deduction			3,993
ASSESSED VALUE			136,822
TOTAL EXEMPTION VALUE	HA HAB	25,000	
BASE TAXABLE VALUE			111,822
TOTAL JUST VALUE			140,815
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20136	M H	125	11/13/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1154/2716	7/21/2008	QC	Q	I	01	100
GRANTOR: LUTHER A FRALICK						
GRANTEE: LUTHER A FRALICK &						
1053/0998	7/29/2005	QC	Q	V	01	100
GRANTOR: BONNIE J FRALICK						
GRANTEE: LUTHER A FRALICK						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W27 S29 E21 UOP= S6 E8 N6 W8\$ E8 UOP= S6 E24 N10 W24 S4\$ N4 E24 N25 USP= N12 W26 S12 E26\$ W26\$.														

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	50		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,500							
2	0200	C	MBL HM	0		00	0.00	0.00	0.49	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,230							

