COMM SW COR OF SE1/4, RUN W 15.8
TO E R/W US-441, NW ALONG R/W 60
FOR POB, CONT NW 100 FT, E 345 F

FRALICK LUTHER A/FRALICK BONNIE J
7479 S US HWY 441
LAKE CITY, FL 32025

2027

34-4S-17-09021-000

BUILDING CHARACTERISTICS

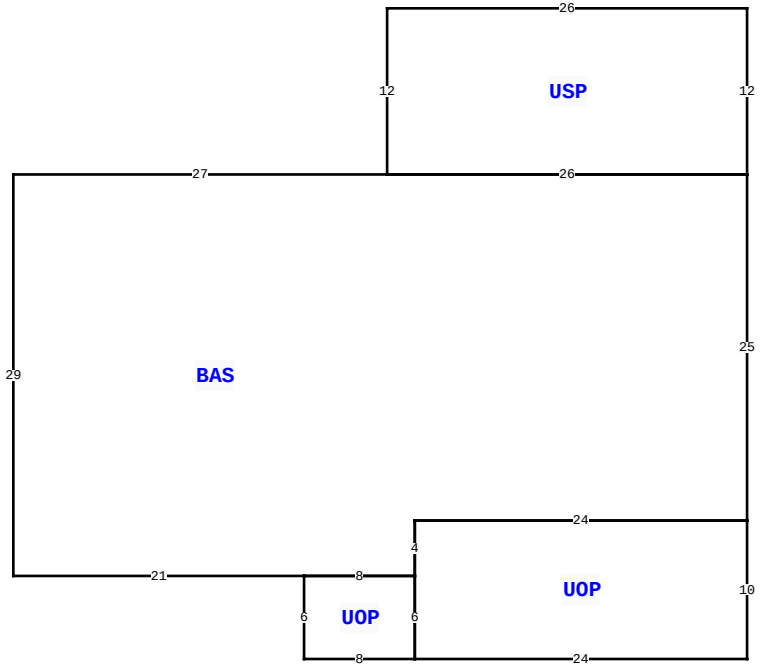
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	68,976
UOP	48	20		10	479
UOP	240	20		48	2,297
USP	312	35		109	5,217
TOTALS	2,041			1,608	76,969

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	87.03	139,944	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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,938
TOTAL MARKET OB/XF VALUE		4,740
TOTAL LAND VALUE - MARKET		26,730
TOTAL MARKET VALUE		139,408
SOH/AGL Deduction		2,005
ASSESSED VALUE		137,403
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		112,403
TOTAL JUST VALUE		139,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,815

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 4,740

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	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							

REVIEW DATE 07/14/2017 BY BC Total Acres: 0.99 Total Land Value: 26,730 Market: 0 Agricultural: 0 Common: 26,730 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SE1/4, RUN W 15.8
TO E R/W US-441, NW ALONG R/W 60
FOR POB, CONT NW 100 FT, E 345 F

FRALICK LUTHER A/FRALICK BONNIE J
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34-4S-17-09021-000

BUILDING CHARACTERISTICS

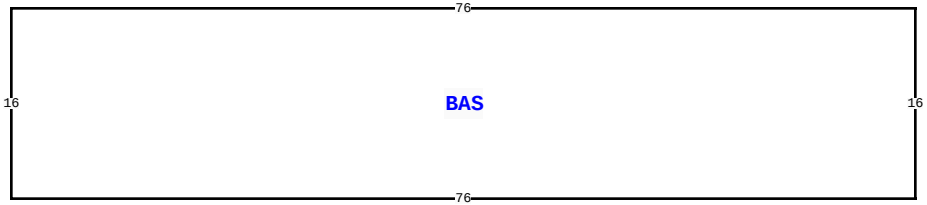
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,216	100		1,216	30,969
TOTALS	1,216			1,216	30,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	106.1100	63.67	77,423	1996	1996	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2021 Heated Area: 1216 HX Base Yr 2009



7479 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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= W76 S16 E76 N16$.

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

REVIEW DATE 07/14/2017 BY BC Total Acres: 0.99 Total Land Value: 26,730 Market: 0 Agricultural: 0 Common: 26,730 PRINTED 11/17/2026 BY SYS