

COMM NE COR, RUN S 1071.20 FT FO
342.53 FT, W 640.65 FT, N 342.58
67 FT TO POB. (AKA LOT 8-B MAGNO

FRASCIELLO JANET
347 SW JODI CT
LAKE CITY, FL 32024

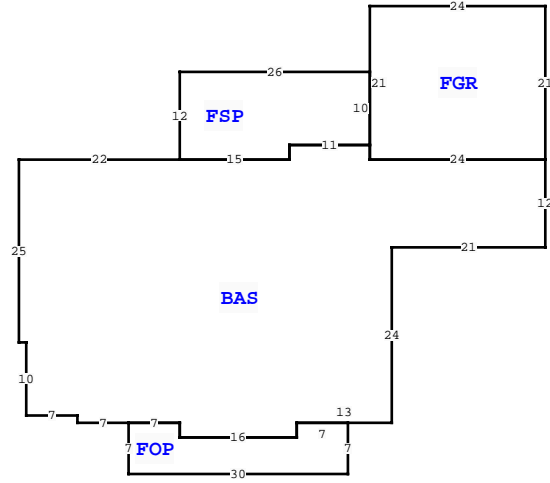
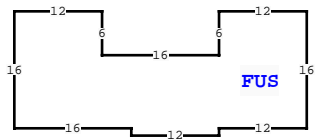
2026

36-4S-15-00414-218



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		2.	2. 100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,124	100	
FGR	504	55	
FOP	178	30	
FSP	290	40	
FUS	556	100	
TOTALS	3,652		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,126	132.2013	148.07	462,867	2016	2022	0	0	3.00	97.00
1 SINGLE FAM 100% - 2025 Heated Area: 2680 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			448,981
TOTAL MARKET OB/XF VALUE			39,514
TOTAL LAND VALUE - MARKET			65,390
TOTAL MARKET VALUE			553,885
SOH/AGL Deduction			181,672
ASSESSED VALUE			372,213
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			315,802
TOTAL JUST VALUE			553,885
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			543,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33780	SFR	1,027	02/22/2016
30239	GARAGE	265	06/21/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1995	8/13/2024	WD Q	Q	I	01	715,000
GRANTOR: KUHN WILLIAM G						
GRANTEE: FRASCIELLO JOHN						
1092/1334	8/10/2006	WD Q	V	04		100
GRANTOR: DEAS-BULLARD						
GRANTEE: KUHN WILLIAM G						

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	0200	GARAGE F	0	100	30	50	UT	18.00	18.00	100	2013	2013	3	100	27,000	
2	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	750	
3	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2016	2016	3	100	3,364	
4	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	200	
6	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	1,200	
7	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
8	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF												39,514														
BLD DATE												LGL DATE					05/06/2026					MLU				
XF DATE												LAND DATE														
INC DATE												AG DATE														

BUILDING NOTES											
BAS=[ORIG=0,0] W22 S25 E1 S10 E7 S1 E7 E7 S2 E16 N2 E13 N24 E21 N12 W24 N2 W11 S2 W15 \$											
FUS=[ORIG=0,-30] N16 W12 S6 W16 N6 W12 S16 E16 S1 E12 N1 E12 \$											
FGR=[ORIG=50,0] N21 W24 S21 E24 \$											
FSP=[ORIG=26,-2] N10 W26 S12 E15 N2 E11 \$											
FOP=[ORIG=-7,36] S7 E30 N7 W7 S2 W16 N2 W7 \$											

LAND DESCRIPTION												TOTAL OB/XF												39,514				
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	100		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,390											