COMM SE COR OF NW1/4 OF SW1/4, R
FOR POB, CONT W 267.30 FT, NW 32
OF SR 47, NE ALONG R/W 223.50 FT

FRAZIER FRANK L/FRAZIER ABBY M
5861 SW STATE ROAD 47
LAKE CITY, FL 32025

2027

36-4S-16-03342-001

BUILDING CHARACTERISTICS

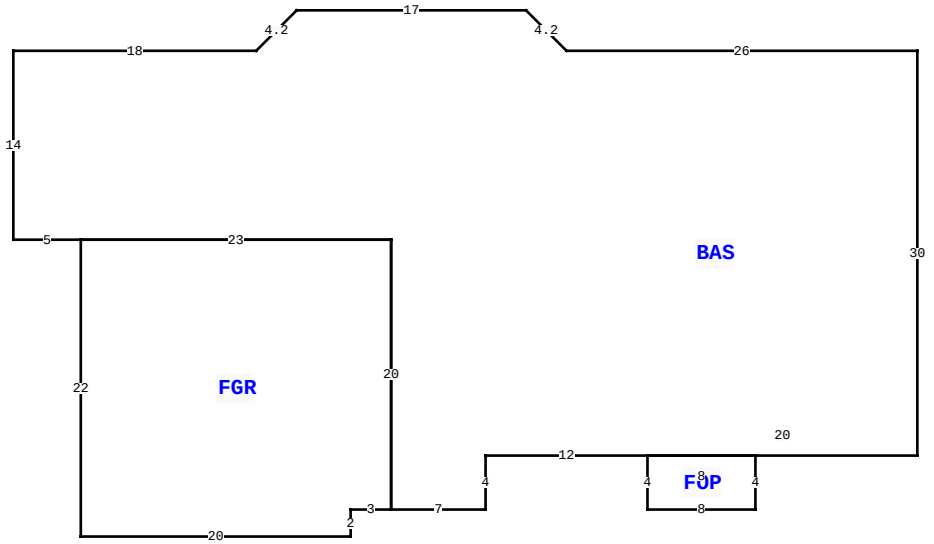
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100		1,650	189,623
FGR	500	55		275	31,604
FOP	32	30		10	1,150
TOTALS	2,182			1,935	222,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	127.4130	140.15	271,190	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2023 Heated Area: 1650 HX Base Yr 2023



5861 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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	2,174.00	UT	3.00	3.00	100	2007	2007	3	100	6,522	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0030	BARN,MT	0	100	24	60	1.00	UT	25,900.00	25,900.00	100	2024	2023		100	25,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,376
TOTAL MARKET OB/XF VALUE		33,322
TOTAL LAND VALUE - MARKET		21,620
TOTAL MARKET VALUE		277,318
SOH/AGL Deduction		0
ASSESSED VALUE		277,318
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,907
TOTAL JUST VALUE		277,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,364

SALE:3:1: SALE BETWEEN RELATIVES

SALE:2:1: 0.54 AC

SALE:1:1: 0.54 AC (FAMILY TRANSACTION)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048384	Storage Building	38,000	10/10/2023
25337	SFR	504	12/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1497/658	8/17/2023	WD	U	V	11	100
GRANTOR: KNOWLES RUSTY L						
GRANTEE: FRAZIER FRANKLIN						
1456/1455	1/07/2022	WD	Q	I	01	285,000
GRANTOR: AVILA ANTON R						
GRANTEE: FRAZIER FRANK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 L3 U3 W17 D3 L3 W18 S14 E5 FGR= S22 E20 N2 E3
N20 W23$ E23 S20 E7 N4 E12 FOP= S4 E8 N4 W8$ E20 N30$.

LAND DESCRIPTION

TOTAL OB/XF 33,322

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		A-1	0.00	0.00	0.54	AC		1.00	1.00	1.00	23,000.00	23,000.00	12,420							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.40	AC		1.00	1.00	1.00	23,000.00	23,000.00	9,200							

REVIEW DATE 01/27/2026 BY KS Total Acres: 0.94 Total Land Value: 21,620 Market: 0 Agricultural: 0 Common: 21,620 PRINTED 11/17/2026 BY SYS