

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

2026

36-4S-16-03342-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	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
BAS	1,650	100	
FGR	500	55	
FOP	32	30	
TOTALS	2,182		
			1,935
			226,422

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 1650						HX Base Yr 2023					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	226,422		
TOTAL MARKET OB/XF VALUE	33,322		
TOTAL LAND VALUE - MARKET	21,620		
TOTAL MARKET VALUE	281,364		
SOH/AGL Deduction	8,133		
ASSESSED VALUE	273,231		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	221,820		
TOTAL JUST VALUE	281,364		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	283,185		
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 / V / RSN CD
1497/658	8/17/2023	WD U	V 11
GRANTOR: KNOWLES RUSTY L			
GRANTEE: FRAZIER FRANKLIN			
1456/1455	1/07/2022	WD Q	I 01
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\$.			

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	0166	CONC, PAVMT	0	100	0	0	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	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800										
3	0252	LEAN-TO W/	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50										
4	0252	LEAN-TO W/	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50										
5	0030	BARN, MT	0	100	24	60	0	0	1.00	UT	25,900.00	25,900.00	100	2024	2023	1	100	25,900										
TOTALS												2,182																

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	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							