

LOT 16 VILLAGE ON THE GREEN S/D.  
627-362, 824-1823, WD 1089-2522,

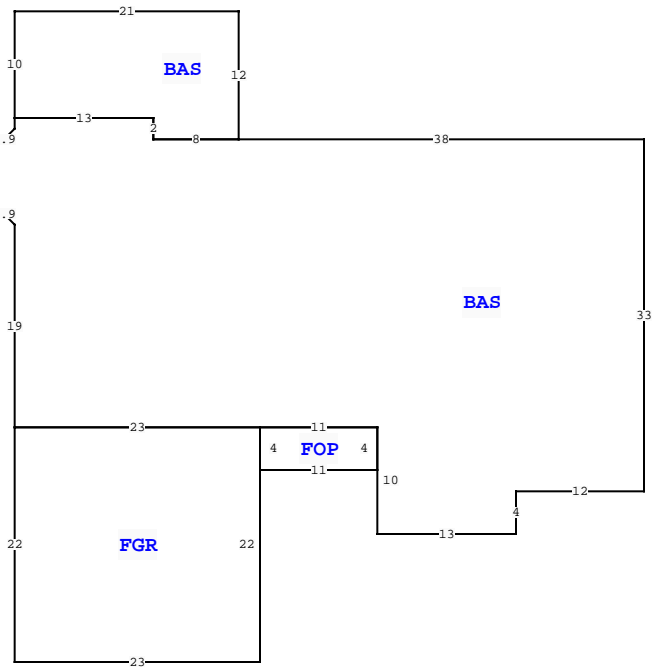
NAILLER WILLIAM UPTON/NAILLER KAREN SUE  
1507 NW FRONTIER DR  
LAKE CITY, FL 32055

**2023**

26-3S-16-02307-116

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	226	100	226
BAS	1,835	100	1,835
FGR	506	55	278
FOP	44	30	13
TOTALS	2,611		2,352
			199,669

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%	- 2022	114.15	268,481	1996	1996	0	0	25.63	74.37	
HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			199,669
TOTAL MARKET OB/XF VALUE			8,077
TOTAL LAND VALUE - MARKET			14,100
TOTAL MARKET VALUE			221,846
SOH/AGL Deduction			0
ASSESSED VALUE			221,846
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			171,846
TOTAL JUST VALUE			221,846
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			
SALE:2:1: 4 PARCELS ON SAME DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2189	6/24/2022	WD	Q	I	01	310,000
GRANTOR: GOWENS LEVI W						
GRANTEE: NAILLER WILLIAM UPT						
1437/73	5/04/2021	WD	Q	I	01	239,900
GRANTOR: UMSTEAD RACHEL R						
GRANTEE: GOWENS LEVI W						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1507 NW FRONTIER Dr, LAKE CITY					02/24/2022	MLU	

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	2,035.00	UT	1.50	1.50	100	1996	1996	3	100	3,053	
3	0169	FENCE/WOOD	0	100	8	224.00	UT	13.50	13.50	100	2009	2009	3	100	3,024	
TOTAL OB/XF 8,077																

BUILDING NOTES																
BAS=[ORIG=0,0] W38 W8 N2 W13 S1 D2L2 S5 D2R2 S19 E23 E11 S10 E13 N4 E12 N33 \$																
FGR=[ORIG=-59,27] S22 E23 N22 W23 \$																
BAS=[ORIG=-38,0] N12 W21 S10 E13 S2 E8 \$																
FOP=[ORIG=-36,27] S4 E11 N4 W11 \$																

LAND DESCRIPTION		TOTAL OB/XF													8,077								
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		RSF-2	120.00	203.00	1.00	LT		1.00	1.00	0.60	23,500.00	14,100.00	14,100							