COMM NW COR OF SE1/4 OF SW1/4, R
FT, S 317.3 FT, W 103 FT FOR POB
FT, S 84.25 FT, E 55 FT, N 84.13

GRAHAM PATRICIA
129 NE FRIER STREET
LAKE CITY, FL 32055

**2026**

28-3S-17-05648-000

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

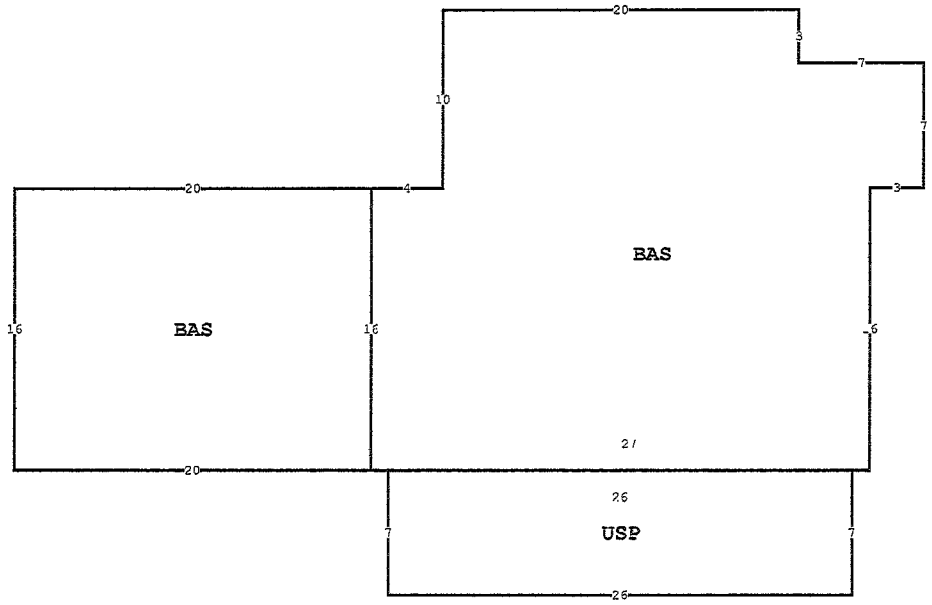
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 0 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 28317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 320 | 100 | | 320 | 8,528 |
| BAS | 697 | 100 | | 697 | 18,574 |
| USP | 182 | 35 | | 64 | 1,706 |
| TOTALS | 1,199 | | | 1,081 | 28,808 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,081 | 52.8768 | 59.22 | 64,017 | 1940 | 1940 | 20 | 0 | 0 | 35.00 | 45.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 1017 HX Base Yr 1999




129 NE FRYER ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 28,808 |
| TOTAL MARKET OB/XF VALUE | | 800 |
| TOTAL LAND VALUE - MARKET | | 1,845 |
| TOTAL MARKET VALUE | | 31,453 |
| SOH/AGL Deduction | | 17,822 |
| ASSESSED VALUE | | 13,631 |
| TOTAL EXEMPTION VALUE | HX HB | 13,631 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 31,453 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 31,453 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28330 | MAINT/ALTR | 30 | 01/20/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0670/0277 | 12/14/1988 | WD | U | I | | 3,000 |

GRANTOR: JOHNSON ALBERTHA

GRANTEE: GRAHAM OTIS LEE

## 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0 00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W4 BAS= W20 S16 E20 N16$ S16 E1 USP= S7 E26 N7 W26$ E27 N16 E3 N7 W7 N3 W20 S10$

## LAND DESCRIPTION

TOTAL OB/XF 800

| 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 | | 00 | 0.00 | 0.00 | 3,690.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 1,845 | | | | | | | |

REVIEW DATE 09/09/2015 BY DF Total Acres 0.08 Total Land Value: 1,845 Market: 0 Agricultural 0 Common 1,845 PRINTED 09/24/2025 BY SYS