LOT 21 VILLAGE ON THE GREEN
S/D.

ELLIS GERALD D
1454 NW FRONTIER DR
LAKE CITY, FL 32055

2021

26-3S-16-02307-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

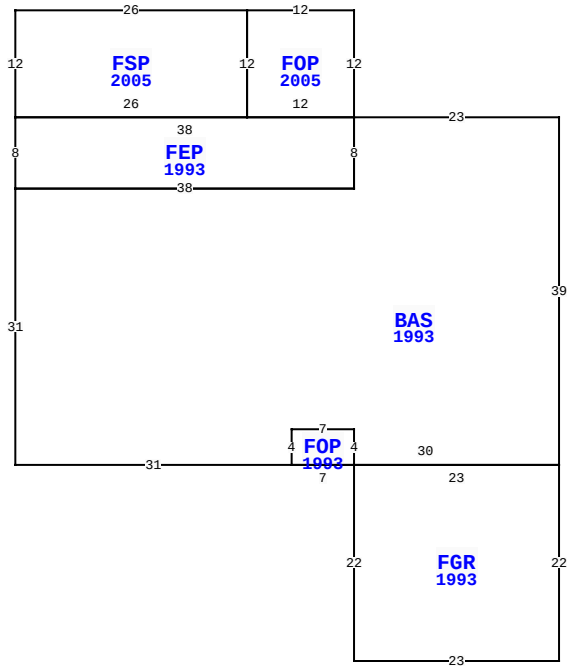
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	26316.020	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,075	100	2,075	135,655
FEP	304	80	243	15,886
FGR	506	55	278	18,174
FOP	28	30	8	523
FOP	144	30	43	2,811
FSP	312	40	125	8,172
TOTALS	3,369		2,772	181,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,772	129.7200	90.80	251,698	1992	1992	0	0	0	28.00	72.00

1 SINGLE FAM – 100% - 2016 HX Base Yr 2016



1454 NW FRONTIER DR, 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		181,223
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		208,223
SOH/AGL Deduction		28,493
ASSESSED VALUE		179,730
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,730
TOTAL JUST VALUE		208,223
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,997

SALE:2:1: LOT 21 VILLAGE ON THE GREEN

SALE:1:1: LOT 21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042580	Solar Power Syste	95,875	08/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1322/1814	9/16/2016	WD	U	I	30	100
GRANTOR: GERALD D ELLIS						
GRANTEE: GERALD D ELLIS & AN						
1300/1514	8/28/2015	WD	U	I	38	161,900
GRANTOR: RICHARD E & KATHLEEN						
GRANTEE: GERALD D ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FOP=[YR=2005] N12 W12 FSP=[YR=2005] W26 S12 E26 N12$ S12 E12 $ FEP=[YR=1993] W38 S8 E38N8$S8 W38 S31 E31 FOP=[YR=1993] N4 E7 S4 W7$ E30 FGR=[YR=1993] S22 W23 N22 E23$N39$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	20	100	2,000.00	UT	2.00	2.00	100	0	0	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0140	SFR GOLF	100		RSF-2	112.00	154.00	1.00	LT		1.00	1.00	1.20	17,500.00	21,000.00	21,000							

REVIEW DATE 07/25/2018 BY BC Total Acres: 0.40 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 08/26/2021