BEG NE COR OF NW1/4 OF SW1/4, S
W 212.45 FT, N 225.38 FT, E 211.

GOOSEN DESERRAI JILLENE
365 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

03-4S-17-07486-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

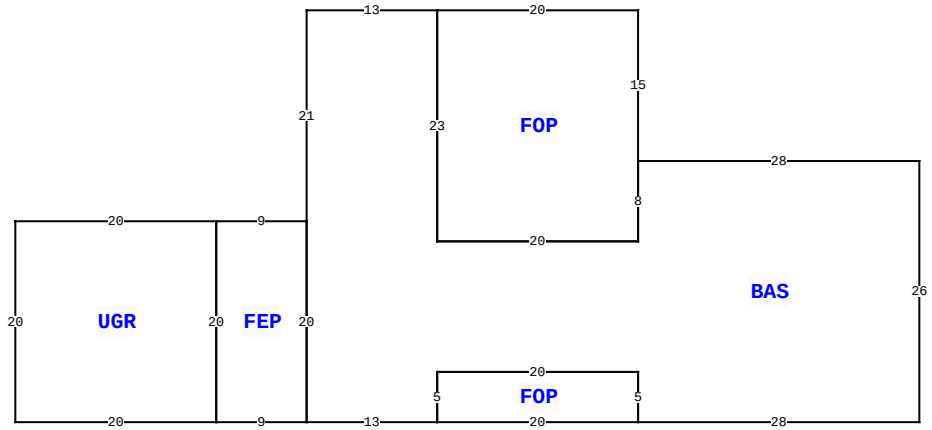
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100		1,521	111,727
FEP	180	80		144	10,577
FOP	100	30		30	2,204
FOP	460	30		138	10,137
UGR	400	45		180	13,222
TOTALS	2,661			2,013	147,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,013	100.9000	113.01	227,489	1954	1954	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1521 HX Base Yr



399 SE FRITZI CT, 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	147,868
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	14,300
TOTAL MARKET VALUE	162,368
SOH/AGL Deduction	0
ASSESSED VALUE	162,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,368
TOTAL JUST VALUE	162,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1293/0628	3/27/2015	QC	U	I	11	100

GRANTOR: ARNOLD JACOB HILL

GRANTEE: DESERRAI GOOSEN DAV

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= N15 W20 S23 E20 N8$ S8 W20 N23 W13 S21 FEP= W9 UGR= W20 S20 E20 N20$ S20 E9 N20$ S20 E13 FOP= E20 N5 W20 S5$ N5 E20 S5 E28 N26$.

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	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		A-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	13,000.00	13,000.00	14,300							

REVIEW DATE 03/07/2017 BY DF Total Acres: 1.10 Total Land Value: 14,300 Market: 0 Agricultural: 0 Common: 14,300 PRINTED 11/19/2025 BY SYS