

LOT 9 NICELY ACRES S/D.
736-225, 758-2328, 762-1636, 774

FAIRCHILD MICHAEL DOWNES
2100 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-109



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 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 02
NEIGHBORHOOD/LOC	4617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100		1,511	157,614
FGR	308	55		169	17,629
FSP	225	40		90	9,388
FUS	713	100		713	74,375
PTO	35	5		2	209
TOTALS	2,792			2,485	259,214

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.24

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,485	117.8940	132.04	328,119	2004	2004	0	0	0	21.00	79.00
2 SINGLE FAM 100% - 2025 Heated Area: 2224 HX Base Yr 2025												
2100 SW HALTIWANGER RD, LAKE CITY												

TOTAL OB/XF												
5,900												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		259,214	
TOTAL MARKET OB/XF VALUE		5,900	
TOTAL LAND VALUE - MARKET		17,360	
TOTAL MARKET VALUE		282,474	
SOH/AGL Deduction		0	
ASSESSED VALUE		282,474	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		231,752	
TOTAL JUST VALUE		282,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,755	

SALE:1:1: LOT 9 NICELY ACRES			
BLDG:1:1: PIED MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052078	Electrical Servic	0	01/15/2025
11565	SFR	355	08/23/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1454	9/16/2025	QC U	I	11		100
GRANTOR: FAIRCHILD MICHAEL DOW						
GRANTEE: FAIRCHILD MICHAEL D						
1507/634	1/31/2024	WD Q	I	01		389,000
GRANTOR: CURBELO CHANDRA B						
GRANTEE: FAIRCHILD MICHAEL D						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W25 S18 E5 S16 E43 N9 E5 N12 PTO= N7 W5 S7 E5\$ W5 FGR= N22 W14 S22 E14\$ W14 N22 W9 S9\$ FSP= N9 W25 S9 E25\$ PTR= N30 FUS= N31 W23 S31 E23\$ S30\$.									