LOT 3 EX BEG SE COR OF LOT 3,
RUN W 4.68 FT, N 120.41 FT, E
9.09 FT, S TO SE COR OF LOT 3

ELLIOTT ZENA
1155 SW FAIRFAX GLN
LAKE CITY, FL 32025

2026

06-4S-17-08019-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

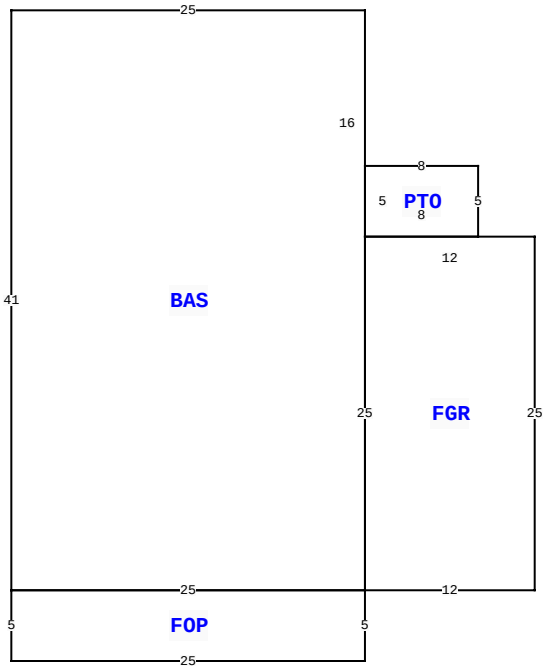
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	92,756
FGR	300	55		165	14,932
FOP	125	30		38	3,439
PTO	40	5		2	181
TOTALS	1,490			1,230	111,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,230	117.0960	131.15	161,314	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1995 Heated Area: 1025 HX Base Yr 1995



1155 SW FAIRFAX GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		111,307
TOTAL MARKET OB/XF VALUE		587
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		134,394
SOH/AGL Deduction		52,580
ASSESSED VALUE		81,814
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,092
TOTAL JUST VALUE		134,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,007

SALE:1:1: A PART OF LOT 3 & LOTS 4, BLOCK 1 GRANDV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046179	Remodel	9,500	12/29/2022
1845	ADDN SFR	50	08/12/2010
046	SFR	175	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0788/0631	3/24/1994	WD	Q	V		6,500

GRANTOR: RICHARD C COLE TRUSTE

GRANTEE: ZENA ELLIOTT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S41 FOP= S5 E25 N5 W25$ E25 FGR= E12 N25 W12 S25$
N25 PTO= E8 N5 W8 S5$ N16$.

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	0166	CONC,PAVMT	0	100	0	0	391.00	UT	1.50	1.50	100	0	0	3	100	587	

LAND DESCRIPTION

TOTAL OB/XF 587

L N	USE CODE	CLS	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	C	SFR	100		*RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS