LOT 6 & E 30.01 FT OF LOT 7
BLOCK 1 GRANDVIEW VILLAGE S/D
UNIT 1. ORB 783-2033

BARRS TERESA D
1179 SW FAIRFAX GLN
LAKE CITY, FL 32025

2026

06-4S-17-08019-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

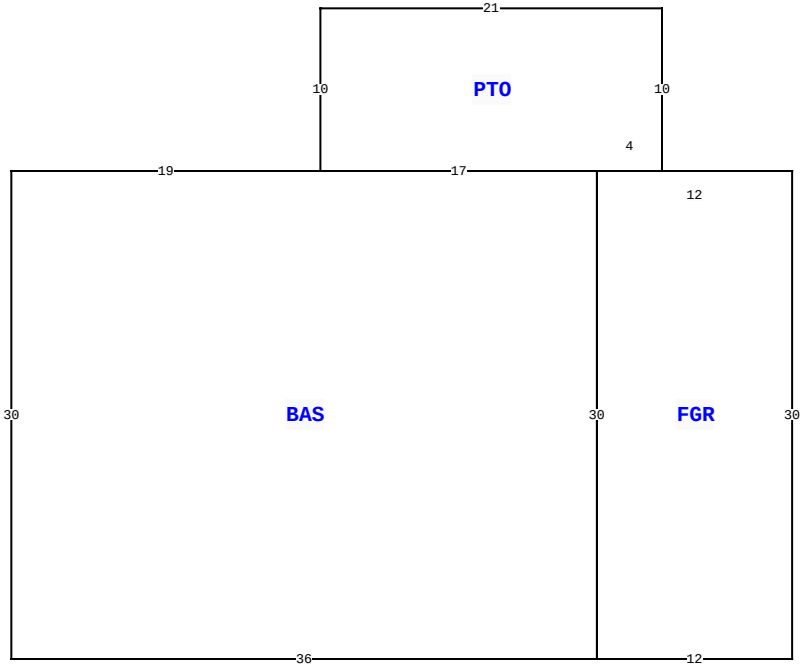
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,080	100		1,080	94,071
FGR	360	55		198	17,247
PTO	210	5		10	871
TOTALS	1,650			1,288	112,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	114.0000	127.68	164,452	1994	1994	0	0	0	31.78	68.22

1 SINGLE FAM 100% - 1995 Heated Area: 1080 HX Base Yr 1995



1179 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		112,189
TOTAL MARKET OB/XF VALUE		1,618
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		136,307
SOH/AGL Deduction		52,221
ASSESSED VALUE		84,086
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,364
TOTAL JUST VALUE		136,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,001

PRMT:2:1: PRIVACY FENCE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1965	ADDN SFR	5	11/30/2000
406	N/A	10	04/04/1995
006	SFR	25,000	01/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0783/2033	12/20/1993	WD	Q	V		6,500

GRANTOR: RICHARD COLE
GRANTEE: TERESA BARRS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S30 E36 FGR= E12 N30 W12 S30$ N30 PTO= E4 N10 W21 S10 E17$ W17$.

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	100	0	0	348.00	UT	1.50	1.50	100	0	0	3	100	522	
2	0169	FENCE/WOOD	0	100	22	8	176.00	UT	3.50	3.50	100	2001	2001	3	100	616	
3	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	100	2001	2001	3	100	480	

LAND DESCRIPTION

TOTAL OB/XF 1,618

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		*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 09/21/2016 BY DF Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS