



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 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	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	3	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	02	02 100
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	1,012	100		1,012	78,540
FGR	351	55		193	14,979
FOP	50	30		15	1,164
FOP	78	30		23	1,785

TOTALS 1,491 1,243 96,467

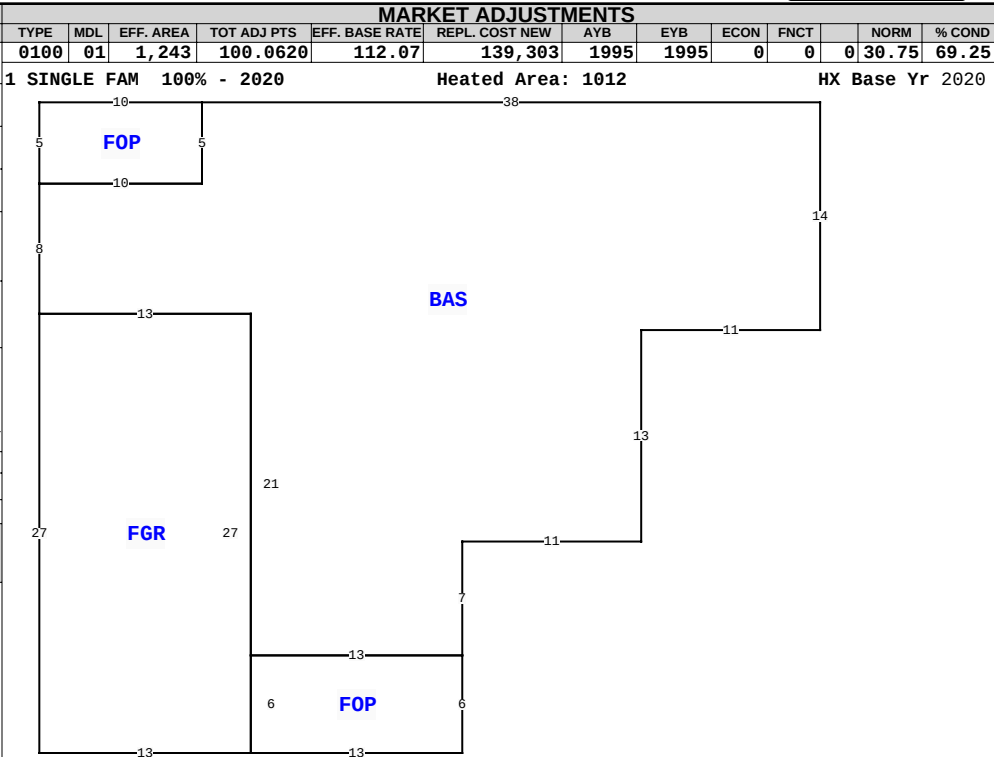
EXTRA FEATURES

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	287.00	UT	2.00	2.00	100	1995	1995	3	100	574	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



1213 SW FAIRFAX GLN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,243	100.0620	112.07	139,303	1995	1995	0	0	0 30.75	69.25

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	96,467
TOTAL MARKET OB/XF VALUE	574
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	119,541
SOH/AGL Deduction	40,152
ASSESSED VALUE	79,389
TOTAL EXEMPTION VALUE	79,389
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	119,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,962

SALE:1:1: LOT 11 BLOCK 1 GRANDVIEW VILLAGE UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1237/1348	6/28/2012	WD	U	I	12	50,000

GRANTOR: FIRST FEDERAL BANK OF

GRANTEE: CHARLES W & BONNIE

1218/1245 5/16/2011 WD U I 12 118,000

GRANTOR: JAMIE A & EVA N ROGER

GRANTEE: FIRST FEDERAL BANK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FOP= W10 S5 E10 N5\$S5 W10 S8 FGR= S27 E13 N27 W13\$ E13 S21 FOP= S6 E13 N6 W13\$ E13 N7 E11 N13 E11 N14\$.

TOTAL OB/XF 574

Total Acres: 0.11 Total Land Value: 22,500

Market: 0

Agricultural: 0

Common: 22,500

PRINTED 11/07/2025 BY SYS