LOT 12 BLOCK 1 GRANDVIEW VILLAGE
THAT PART DESC ORB 805-53.

BORZEKA JON-MICHAEL/FINE KAYLA
1212 SW FAIRFAX GLN
LAKE CITY, FL 32025

2026

06-4S-17-08019-112

BUILDING CHARACTERISTICS

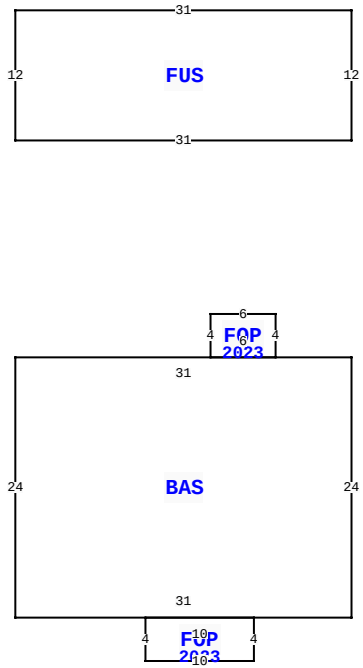
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	744	100		744	110,090
FOP	24	30	2023	7	1,036
FOP	40	30	2023	12	1,776
FUS	372	100		372	55,046
TOTALS	1,180			1,135	167,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,135	144.7885	162.16	184,052	1997	2018	0	0	0	8.75	91.25

1 SINGLE FAM 100% - 2024 Heated Area: 1116 HX Base Yr 2024



1212 SW FAIRFAX GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		167,947
TOTAL MARKET OB/XF VALUE		2,673
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		193,120
SOH/AGL Deduction		0
ASSESSED VALUE		193,120
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,398
TOTAL JUST VALUE		193,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1255	8/10/2022	WD	Q	I	01	196,000
GRANTOR: SCHROER DAVID W II						
GRANTEE: BORZEKA JON-MICHAEL						
1398/2587	11/13/2019	WD	Q	I	01	125,000
GRANTOR: ADAM'S CONSTRUCTION G						
GRANTEE: DAVID W II & SHAYLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 S24 E31 N24 $
FUS=[ORIG=0,-20] N12 W31 S12 E31 $
PTR=[ORIG=0,0] N20 S20 $
FOP=[YR=2023;ORIG=-19,24] S4 E10 N4 W10 $
FOP=[YR=2023;ORIG=-13,-4] S4 E6 N4 W6 $
.

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	469.00	UT	2.50	2.50	100	1997	1997	3	100	1,173	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,673

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 09/23/2022 BY ME Total Acres: 0.11 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS