BEG SW COR OF LOT 13 BLOCK 1
GRANDVIEW VILLAGE S/D UNIT 1,
RUN N 33 FT, RUN N 45 DEG E

CHADWICK CAROL J
1208 SW FAIRFAX GLN
LAKE CITY, FL 32024

2025

06-4S-17-08019-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

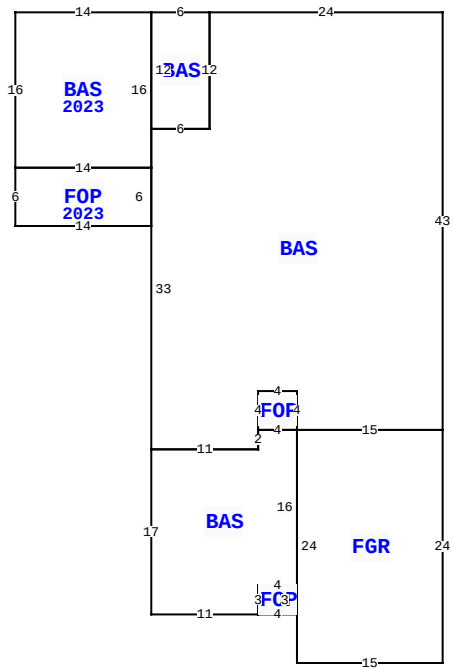
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	72	100		72	5,786
BAS	251	100		251	20,170
BAS	1,240	100		1,240	99,646
BAS	224	100	2023	224	18,000
FGR	360	55		198	15,911
FOP	12	30		4	322
FOP	16	30		5	402
FOP	84	30	2023	25	2,009
TOTALS	2,259			2,019	162,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	110.3860	123.63	249,609	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1787 HX Base Yr 2022



1208 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		162,246
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		201,146
SOH/AGL Deduction		33,825
ASSESSED VALUE		167,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,599
TOTAL JUST VALUE		201,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,014

SALE:3:1: PART LOT 12, LOTS 13 & 14 & PART LOT 15

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-00265	SFR ADDN		04/22/2021
442	MAINT/ALTR	50	10/14/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1352/1384	1/26/2018	WD	Q	I	01	115,000
GRANTOR: JOHN & JANETTE T SMIT						
GRANTEE: CAROL J CHADWICK						
0969/0079	12/06/2002	WD	Q	I		87,500
GRANTOR: SUSAN PARKER						
GRANTEE: JOHN & JANETTE T SM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S12 W6 S33 E11 N2 E4 E15 N43 $
FGR=[ORIG=-15,43] S24 E15 N24 W15 $
BAS=[ORIG=-30,45] S17 E11 N3 E4 N16 W4 S2 W11 $
BAS=[YR=2023;ORIG=-44,0] E14 S16 W14 N16 $
BAS=[ORIG=-24,0] W6 S12 E6 N12 $
FOP=[ORIG=-15,43] N4 W4 S4 E4 $
FOP=[ORIG=-19,62] E4 N3 W4 S3 $
FOP=[YR=2023;ORIG=-44,16] E14 S6 W14 N6 $
.

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	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 650

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	2.00	LT		1.00	1.00	0.85	22,500.00	19,125.00	38,250							

REVIEW DATE 12/28/2022 BY HC Total Acres: 0.26 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 06/26/2025 BY SYS