COMM SW COR OF LOT 13 BLOCK 1 GR
UNIT 1, RUN E 154.01 FT FOR POB,
NE 11.77 FT, EAST 113.39 FT, S 1

MCINTOSH JOHN H
1182 SW FAIRFAX GLN
LAKE CITY, FL 32025

2026

06-4S-17-08019-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

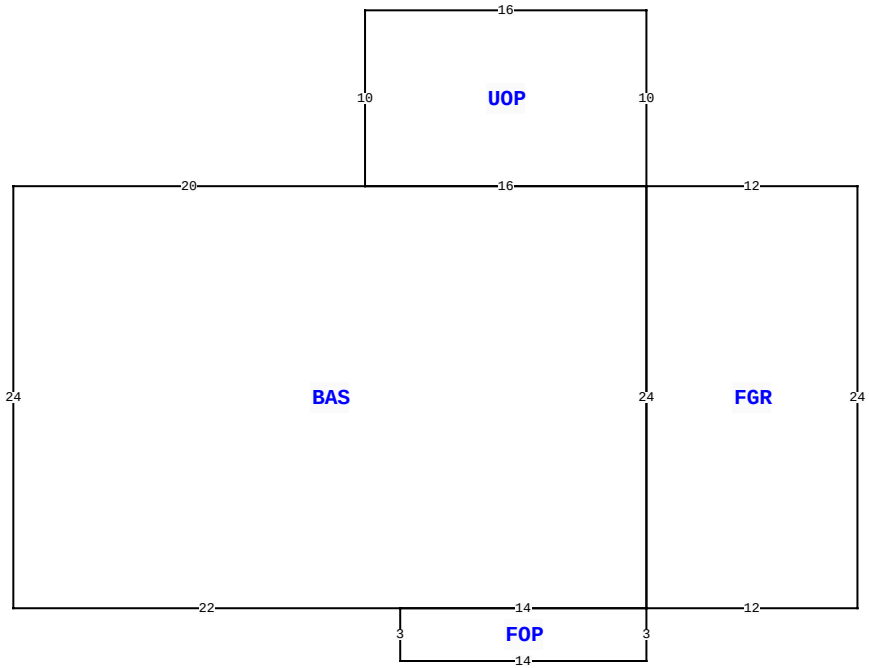
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	864	100		864	82,730
FGR	288	55		158	15,129
FOP	42	30		13	1,245
UOP	160	20		32	3,064
TOTALS	1,354			1,067	102,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,067	129.5400	145.08	154,800	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2022 Heated Area: 864 HX Base Yr 2022



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

1182 SW FAIRFAX GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		102,168
TOTAL MARKET OB/XF VALUE		2,048
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		149,216
SOH/AGL Deduction		16,136
ASSESSED VALUE		133,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,358
TOTAL JUST VALUE		149,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1312	11/12/2021	WD	Q	I	01	149,000
GRANTOR: MARTIN KEISHA G FKA K						
GRANTEE: MCINTOSH JOHN H						
1176/0985	6/30/2009	WD	Q	I	01	90,000
GRANTOR: MARY E GREENE						
GRANTEE: KEISHA G PARRISH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S24 E22 FOP= S3 E14 N3 W14$ E14 FGR= E12 N24W12 S24$ N24 UOP= N10 W16 S10E16$ W16$.

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	36	9	324.00	UT	2.00	2.00	100	1993	1993	3	100	648	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,048

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							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/20/2021 BY CP Total Acres: 0.28 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/07/2025 BY SYS