LOT 18 & THAT PART OF LOT 17, BL
VILLAGE S/D UNIT 1 MORE PARTICUL
COMM SW COR OF LOT 13 BLOCK 1, E

ROMACK MARIA A
1172 SW FAIRFAX GLN
LAKE CITY, FL 32025

2026

06-4S-17-08019-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

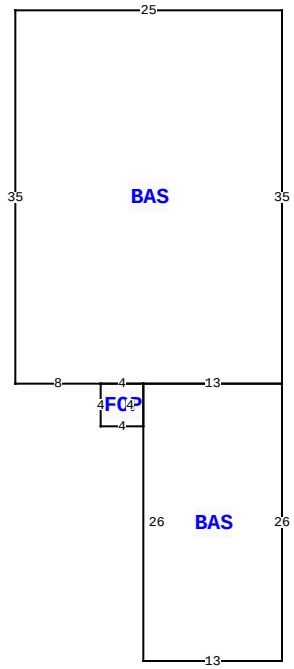
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	338	100		338	31,039
BAS	875	100		875	80,353
FOP	16	30		5	459
TOTALS	1,229			1,218	111,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,218	118.8300	133.09	162,104	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2023 Heated Area: 1213 HX Base Yr 2023



1172 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		111,852
TOTAL MARKET OB/XF VALUE		2,982
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		137,334
SOH/AGL Deduction		46,099
ASSESSED VALUE		91,235
TOTAL EXEMPTION VALUE	HX HB WX DX	60,722
BASE TAXABLE VALUE		30,513
TOTAL JUST VALUE		137,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,955

SALE:1:1: GRANDVIEW VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045695	Roof Replacement	8,600	10/17/2022
017	SFR	118	02/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/26	10/11/2022	WD	Q	I	01	132,500
GRANTOR: SMITH DENA E						
GRANTEE: ROMACK MARIA A						
1457/996	1/20/2022	QC	U	I	11	100
GRANTOR: SMITH DENA E						
GRANTEE: SMITH DENA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S35 E8 FOP= S4 E4 N4 W4$ E4 BAS= S26 E13 N26 W13$ E13 N35$.

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	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	140	
3	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1993	1993	3	100	720	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,982

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 12/21/2022 BY JS Total Acres: 0.13 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS