

LOT 5 BLOCK 2 GRANDVIEW
VILLAGE UNIT 1. ORB 897-1455,

MACDONALD SHANA D
1082 SW FAIRFAX GLN
LAKE CITY, FL 32025

2025

06-4S-17-08019-127



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																
Exterior Wall	31	VINYL SID 90	0100	01	1,076	114.8520	128.63	138,406	2000	2000	0	0	0	29.40	70.60	VALUATION SUMMARY															
Exterior Wall	19	COMMON BRK 10	1 SINGLE FAM - 100% - 2001													Heated Area: 1056															
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2001															
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floor	14	CARPET 90																													
Interior Floor	08	SHT VINYL 10																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms	3	100																													
Bathrooms	2	100																													
Frame	02	WOOD FRAME 100																													
Stories	1.	1. 100																													
Architectural	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	1,056	100		1,056	95,898																										
FOP	68	30		20	1,817																										
TOTALS						1,124			1,076	97,715																					
EXTRA FEATURES						1082 SW FAIRFAX GLN, LAKE CITY																									
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	733.00	UT	1.50	1.50	100	2000	2000	3	100	1,100															
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500															
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	2000	2000	3	50	500															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 09/20/2016 BY DF																															
Total Acres: 0.22 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/24/2025 BY SYS																															