E1/2 LOT 4 HILLTOP S/D.

541-465, 572-98, 953-2332, QC 14

FAIR MICHAEL J/FAIR DANIELLE
563 SW TITANIUM CT
LAKE CITY, FL 32024

2026

17-4S-16-03050-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 01

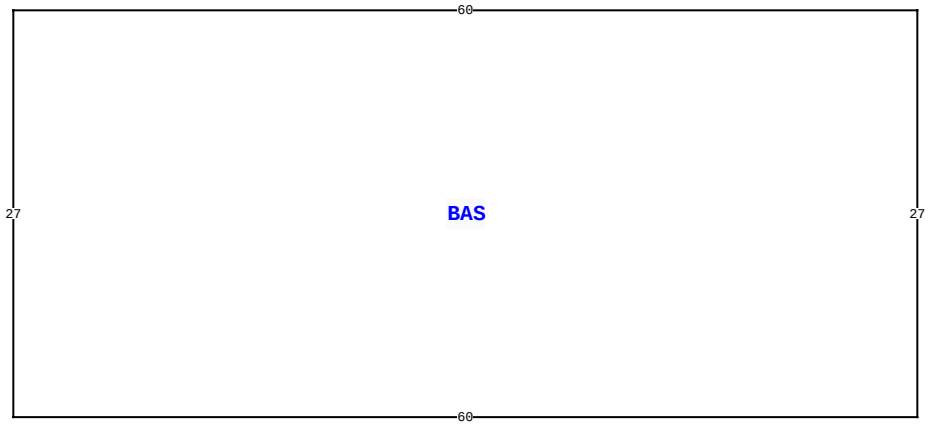
NEIGHBORHOOD/LOC 17416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	98,830
TOTALS	1,620			1,620	98,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	118.0000	110.92	179,690	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1620 HX Base Yr



563 SW TITANIUM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,830
TOTAL MARKET OB/XF VALUE		11,250
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		144,580
SOH/AGL Deduction		79,579
ASSESSED VALUE		65,001
TOTAL EXEMPTION VALUE	HX HB	40,001
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/2265	6/13/2022	QC	U	I	11	100
GRANTOR: FAIR MICHAEL J						
GRANTEE: FAIR MICHAEL J						
0953/2332	5/17/2002	WD	Q	I	04	7,800
GRANTOR: JOHN H DEAS						
GRANTEE: MICHAEL J FAIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	1998	1998	3	50	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	20	20	400.00	UT	2.50	2.50	100	2006	2006	3	100	1,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 11,250

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.30	AC		1.00	1.00	1.00	15,000.00	15,000.00	34,500							

REVIEW DATE 05/10/2019 BY KR Total Acres: 2.30 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 11/18/2025 BY SYS