BEG SW COR OF NW1/4, RUN N 640.1
FAB RD, E 342.56 FT, S 640.57 FT
POB. ORB 893-938, FJ DIV 1006-26

HAIRE ADAM/HAIRE BRIANNA
332 SW FAB GLN
LAKE CITY, FL 32024

**2026**

**18-4S-16-03059-024**

## BUILDING CHARACTERISTICS

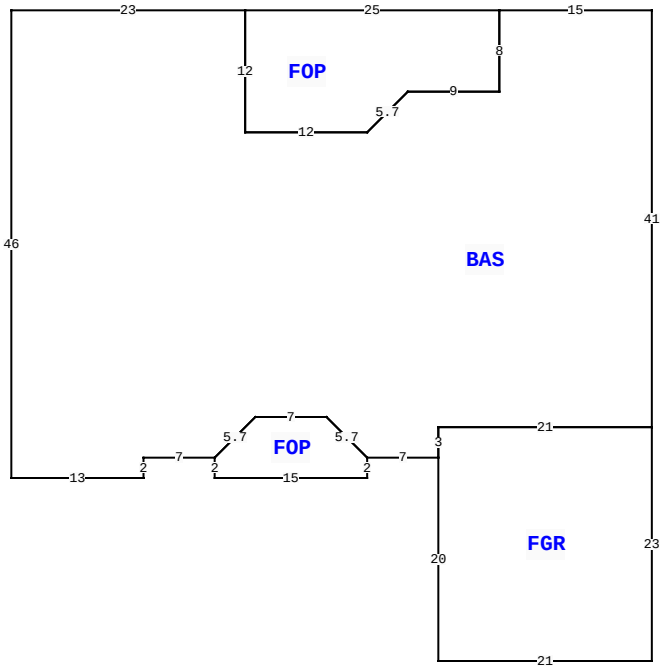
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 18416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,435 | 100 | | 2,435 | 223,460 |
| FGR | 483 | 55 | | 266 | 24,411 |
| FOP | 74 | 30 | | 22 | 2,019 |
| FOP | 256 | 30 | | 77 | 7,067 |
| TOTALS | 3,248 | | | 2,800 | 256,956 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,800 | 109.2480 | 122.36 | 342,608 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 2435 HX Base Yr 2025




332 SW FAB GLN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 256,956 |
| TOTAL MARKET OB/XF VALUE | | 26,198 |
| TOTAL LAND VALUE - MARKET | | 68,310 |
| TOTAL MARKET VALUE | | 307,919 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 307,919 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 257,197 |
| TOTAL JUST VALUE | | 351,464 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 354,890 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17951 | POOL | 140 | 02/16/2001 |
| 16402 | SFR | 290 | 12/14/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1400/0106 | 11/27/2019 | WD | U | I | 37 | 180,000 |
| GRANTOR: JOHN P JOHNSON | | | | | | |
| GRANTEE: ADAM & BRAINNA HAIR | | | | | | |
| 1379/1257 | 3/02/2019 | QC | U | I | 11 | 100 |
| GRANTOR: CARMEN B JOHNSON | | | | | | |
| GRANTEE: CARMEN B JOHNSON & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 FOP= W25 S12 E12 U4 R4 E9 N8$ S8 W9 L4 D4 W12 N12 W23 S46 E13 N2 E7 FOP= S2 E15 N2 U4 L4 W7 L4 D4 $ U4 R4 E7 R4 D4 E7 FGR= S20 E21 N23 W21 S3$ N3 E21 N41$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2000 | 2000 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 825.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 1,238 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 14 | 30 | 420.00 | UT | 70.00 | 70.00 | 100 | 2001 | 2001 | 3 | 40 | 11,760 | |
| 4 | 0020 | BARN,FR | 0 | 100 | 40 | 60 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 12,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 26,198

| 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 | | A-1 | 0.00 | 0.00 | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 22,500 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 5.09 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 2,265 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 5.09 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 45,810 | | | | | | | |

REVIEW DATE 12/17/2024 BY JB Total Acres: 7.59 Total Land Value: 24,765 Market: 45,810 Agricultural: 2,265 Common: 22,500 PRINTED 11/19/2025 BY SYS