

LOTS 35 & 36 FAIRFIELD HILLS.
566-389, 589-571, 665-568, 747-2

COURSON JERRY W/COURSON TARA O
P O BOX 966
LAKE CITY, FL 32056-0966

2026

20-3S-16-02194-035



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	20316.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100		1,951	166,166
FDG	816	60		490	41,733
FOP	88	30		26	2,215
FOP	192	30		58	4,940
FOP	224	30		67	5,706
FUS	1,056	100		1,056	89,939
UOP	544	20		109	9,283

TOTALS	4,871			3,757	319,982
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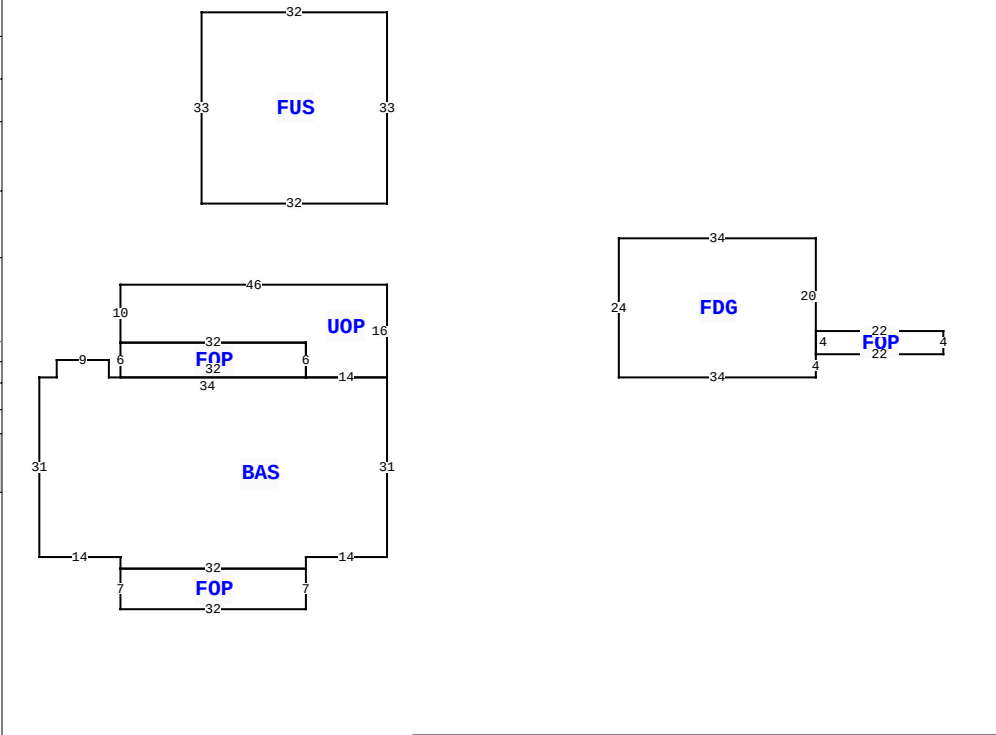
EXTRA FEATURES

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
3	0166	CONC, PAVMT	0	100	32	43	1,376.00	UT	1.40	1.40	100	0	0	3	100	1,926	
4	0260	PAVEMENT-A	0	100	0	0	5,488.00	UT	0.90	0.90	100	0	0	3	100	4,939	
5	0070	CARPORT UF	0	100	27	49	1,323.00	UT	2.50	2.50	100	0	0	3	100	3,308	
6	0296	SHED METAL	0	100	10	20	200.00	UT	3.50	3.50	100	0	0	3	100	700	
7	0294	SHED WOOD/	0	100	10	20	200.00	UT	3.50	3.50	100	0	0	3	100	700	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1 0100	C	SFR	100		
2 6200	A	PASTURE 3	0		
3 9910	M	MKT. VAL. AG	0		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,757	116.9918	131.03	492,280	1986	1986	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2019				Heated Area: 3007				HX Base Yr 2019					



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

386 NW FETT WAY, LAKE CITY

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			319,982
TOTAL MARKET OB/XF VALUE			30,409
TOTAL LAND VALUE - MARKET			81,100
TOTAL MARKET VALUE			369,672
SOH/AGL Deduction			100,958
ASSESSED VALUE			268,714
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			217,992
TOTAL JUST VALUE			431,491
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			431,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043377	Roof Replacement	25,200	12/13/2021
7452	GARAGE	21,000	08/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/0852	4/05/2018	WD	Q	I	01	350,000

GRANTOR: MICHAEL CLAYNE & MARI
GRANTEE: JERRY W & TARA O CO
0665/0568 10/27/1988 WD Q I 140,000
GRANTOR: COLEMAN JACK H &
GRANTEE: JOHNSON MICHAEL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N6 W32 S6 E32\$W34N3 W9 S3 W3 S31 E14 S2 FOP= S7 E32 N7 W32\$ E32 N2 E14 N31\$ UOP= N16 W46 S10 E32S6 E14\$ PTR=N30 FUS= N33 W32S33 E32\$ S30\$ PTR= E40 FDG= E34 N4 FOP= E22 N4 W22 S4\$ N20 W34 S24\$ W40\$.