

LOT 19 FAIRWAY VIEW UNIT 2-A.
456-580, 674-438, WD 1101-783, D

MOLAMAHMOUDI MOHAMMADFOAD/DEITZ LINDSAY J
298 NW HARRIS LP
LAKE CITY, FL 32055

2026

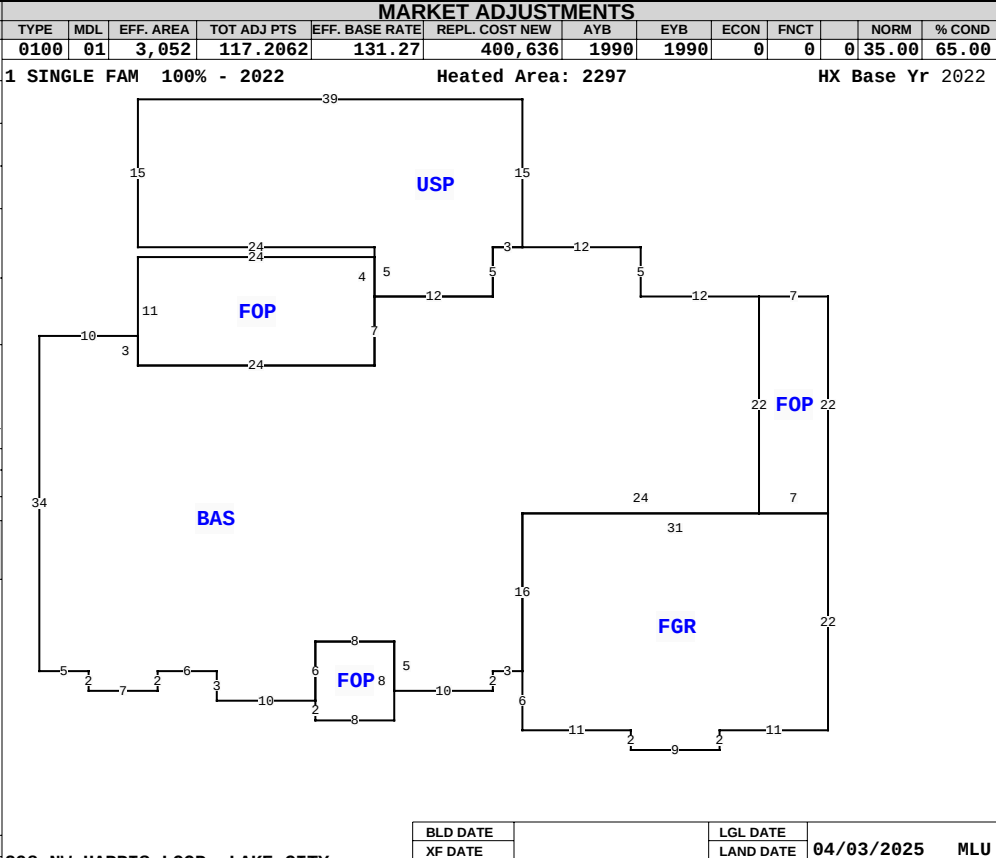
26-3S-16-02308-059

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 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC					
26316.030 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,297	100		2,297	195,993
FGR	700	55		385	32,850
FOP	64	30		19	1,621
FOP	154	30		46	3,925
FOP	264	30		79	6,741
USP	645	35		226	19,284

TOTALS	4,124			3,052	260,413
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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
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0
2	0166	CONC, PAVMT	0 100	0	0	3,308.00	UT	3.00	3.00	75	0
3	0119	MASONRY WA	0 100	0	0	1.00	UT	0.00	0.00	100	2018



TOTAL OB/XF											
9,143											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT	1.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
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1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT	1.00

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 260,413											
TOTAL MARKET OB/XF VALUE 9,143											
TOTAL LAND VALUE - MARKET 42,000											
TOTAL MARKET VALUE 311,556											
SOH/AGL Deduction 7,350											
ASSESSED VALUE 304,206											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 253,484											
TOTAL JUST VALUE 311,556											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 315,563											

SALE:1:1: LOT 19 FARIWAY VIEW S/D. UNIT 2-A.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1440/1055	6/18/2021	WD	Q	I	01	345,000	
GRANTOR: ESPENSHIP ZACHARY							
GRANTEE: MOLAMAHMOUDI MOHAMM							
1403/1928	1/17/2020	WD	Q	I	01	235,000	
GRANTOR: JOYCE B TAYLOR							
GRANTEE: ZACHARY & NATALIE E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W12 N5 W12USP= N15 W39 S15 E24 S5 E12 N5 E3\$ W3 S5 W12 FOP= N4 W24 S11 E24 N7\$ S7 W24 N3 W10 S34 E5 S2 E7 N2 E6 S3 E10 FOP= S2 E8 N8 W8 S6\$ N6 E8 S5 E10 N2 E3 FGR= S6E11 S2 E9 N2 E11 N22 W31 S16\$ N16 E24 FOP= E7 N22 W7 S22\$ N22\$.											