LOT 28 FAIRWAY VIEW UNIT 2-A.
482-434, 760-043, 907-385, DC 98

KAROLICK LINDA P
4045 CAROLWOOD DR
MELBOURNE, FL 32934

2026

26-3S-16-02308-068

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

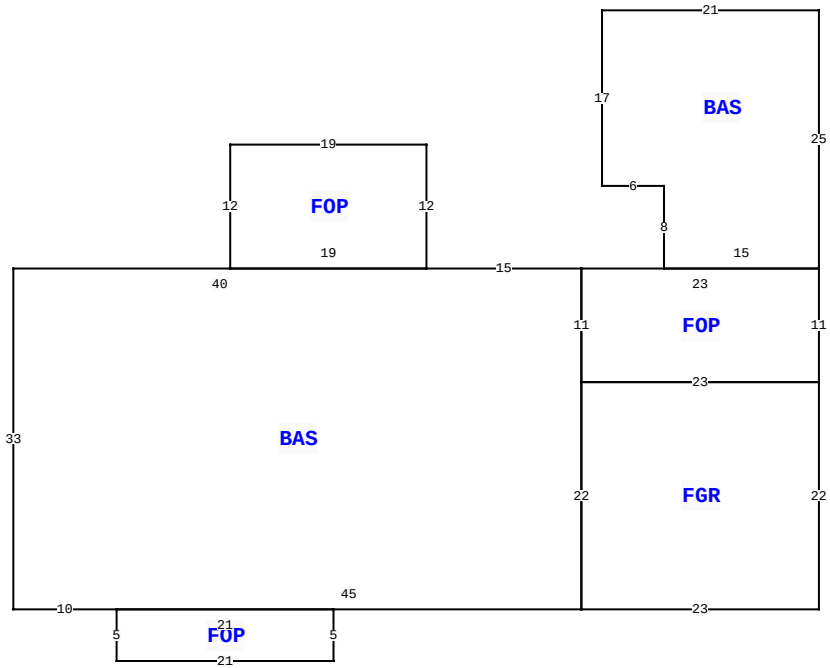
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	07	07
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	477	100		477	42,390
BAS	1,815	100		1,815	161,296
FGR	506	55		278	24,705
FOP	105	30		32	2,844
FOP	228	30		68	6,043
FOP	253	30		76	6,754
TOTALS	3,384			2,746	244,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,746	122.0736	136.72	375,433	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2292 HX Base Yr



195 NW HARRIS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	244,031
TOTAL MARKET OB/XF VALUE	6,767
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	285,798
SOH/AGL Deduction	0
ASSESSED VALUE	285,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,798
TOTAL JUST VALUE	285,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,798

SALE:1:1: LOT 28 FAIRWAY VIEW UNIT 2-A

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1529/661	11/21/2024	WD	Q	I	01	345,000
GRANTOR: ALVARADO DELORES PETE						
GRANTEE: KAROLICK LINDA P						
1511/2494	4/05/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CARUS						
GRANTEE: ALVARADO DELORES PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N12 W19 S12 E19$ W40 S33 E10 FOP= S5 E21N5 W21$ E45 FGR= E23 N22 W23S22$ N22 FOP= E23 N11 BAS= N25 W21 S17 E6 S8 E15$ W23 S11$ N11$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	350.00	UT	4.50	4.50	100	1993	1993	3	100	1,575	
3	0166	CONC,PAVMT	0	0	0	0	496.00	UT	2.00	2.00	100	1993	1993	3	100	992	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,767

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/17/2024 BY ME Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS