

LOT 30 FAIRWAY VIEW UNIT 4.
ORB 863-1453

WILLIAMS ROBERT A/WILLIAMS MEYNA
434 SE OAK STREET
LAKE CITY, FL 32025

2026

26-3S-16-02308-107



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG. 100	0100	01	2,390	131.1537	146.89	351,067	1985	1985	0	0	0	35.00	65.00	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 0% - 0													Heated Area: 1974													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	07	CORK/VTILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2.5 100																											
Frame	01	NONE 100																											
Stories	1.5	1.5 100																											
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																06													
NEIGHBORHOOD/LOC	26316.030 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	798	100		798	76,192																								
FEP	99	80		79	7,543																								
FGR	420	55		231	22,056																								
FSP	264	40		106	10,121																								
FUS	1,176	100		1,176	112,283																								
TOTALS	2,757			2,390	228,194																								
EXTRA FEATURES						120 NW BROOMSAGE CT, LAKE CITY																							
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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,750													
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200													
3	0080	DECKING	0	0	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960													
TOTAL OB/XF 3,910																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/25/2023 BY JB Total Acres: 0.47 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS																													