

LOT 31 FAIRWAY VIEW UNIT 4.
624-310, 622-512, 660-196, 799-2

PETIT JENNIFER LYNN/PETIT ARAM N
115 NW WIREGRASS CT
LAKE CITY, FL 32055

2026

26-3S-16-02308-108



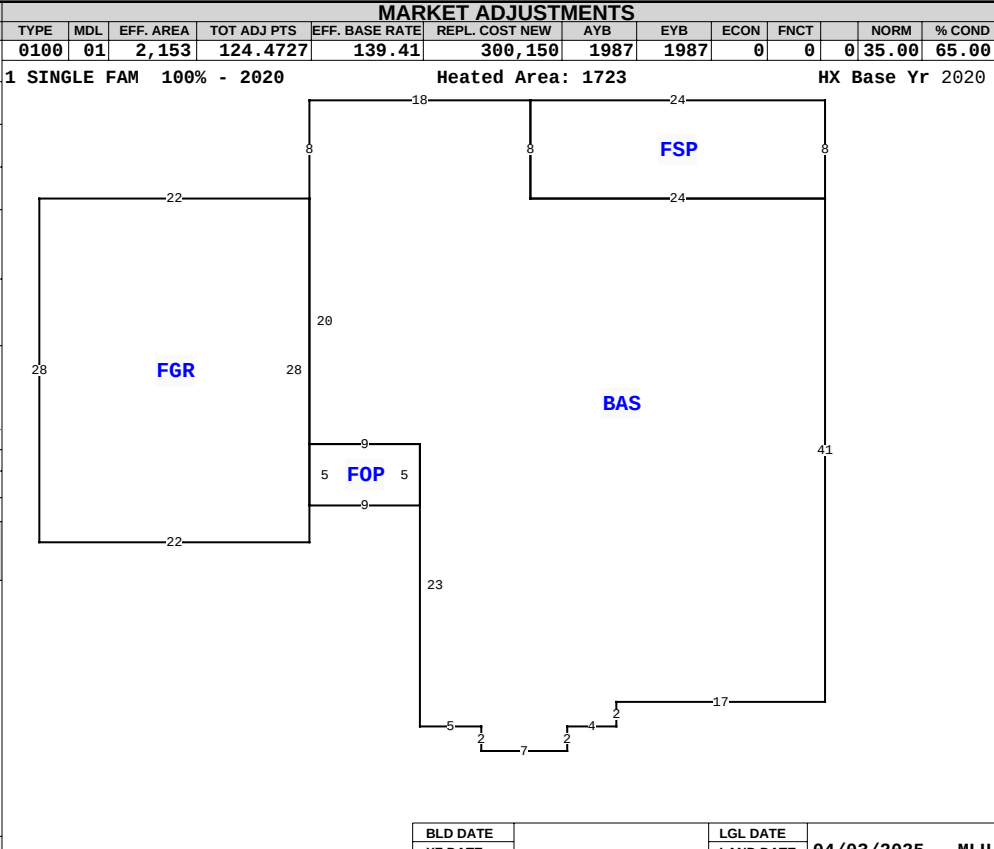
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	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	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	1,723	100		1,723	156,132
FGR	616	55		339	30,719
FOP	45	30		14	1,269
FSP	192	40		77	6,978
TOTALS	2,576			2,153	195,098

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00
4	0169	FENCE/WOOD	0 100	0	0	320.00	UT	7.50	7.50
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00



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

TOTAL OB/XF									
21,836									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		195,098	
TOTAL MARKET OB/XF VALUE		21,836	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		251,934	
SOH/AGL Deduction		79,082	
ASSESSED VALUE		172,852	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		122,130	
TOTAL JUST VALUE		251,934	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,934	

SALE:1:1: LOT 31 FAIRWAY VIEW S/D UNIT 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27745	MAINT/ALTR	40	04/15/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1478/1726	11/01/2022	LE	U	I	14	100
GRANTOR: PETIT ARAM NOEL						
GRANTEE: PETIT ARAM NOEL (EN						
1385/1422	5/30/2019	WD	Q	I	01	211,000
GRANTOR: JAMES NICOLAS II & KI						
GRANTEE: ARAM N & JENNIFER L						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W18 S8 FGR= W22 S28 E22N28\$ S20 FOP= S5 E9 N5 W9 \$ E9 S23 E5 S2 E7 N2 E4 N2 E17 N41 FSP= N8 W24 S8 E24\$ W24 N8\$.									