LOT 33 FAIRWAY VIEW UNIT 4.
ORB 741-874, 768-2477,
855-428,

SANTIAGO LIWAYWAY
126 NW WIRE GRASS CT
LAKE CITY, FL 32055

2026

26-3S-16-02308-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

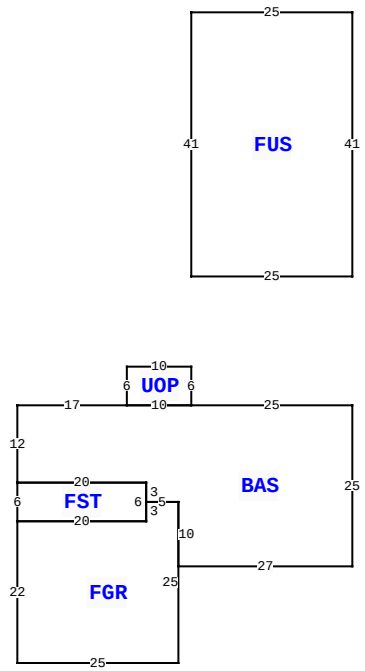
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	11	BD/BTN AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		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	990	100		990	91,486
FGR	565	55		311	28,740
FST	120	55		66	6,099
FUS	1,025	100		1,025	94,721
UOP	60	20		12	1,109
TOTALS	2,760			2,404	222,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,404	126.9357	142.17	341,777	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 2015 HX Base Yr 1999



126 NW WIREGRASS CT, 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		222,155
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		245,655
SOH/AGL Deduction		92,048
ASSESSED VALUE		153,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,885
TOTAL JUST VALUE		245,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,655

SALE:3:1: LOT 33, FAIRWAY VIEW UNIT 4

SALE:2:1: LOT 33 FAIRWAY VIEW UNIT IV

SALE:1:1: CLARKS GIVING UP THERE PART INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0855/0428	3/17/1998	QC	Q	V	01	99,200

GRANTOR: DANIEL & VICTORIA CLA

GRANTEE: LIWAYWAY SANTIAGO

0768/2477	12/28/1992	WD	Q	I		86,800

GRANTOR: KIMBERLY QUERREY

GRANTEE: CLARK-SANTIAGO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N6 W10 S6 E10$W10 W17 S12 FST= S6 FGR= S22 E25 N25 W5 S3 W20$ E20 N6 W20$ E20 S3 E5 S10 E27 N25$ PTR=N20 FUS= N41 W25 S41 E25$S20$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.63 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/17/2025 BY SYS