LOT 3 FAIRWAY VIEW S/D UNIT 1

811-1222, WD 1061-2360, WD

JOHNSON RONALD E III/JOHNSON TARA T
227 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

26-3S-16-02309-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

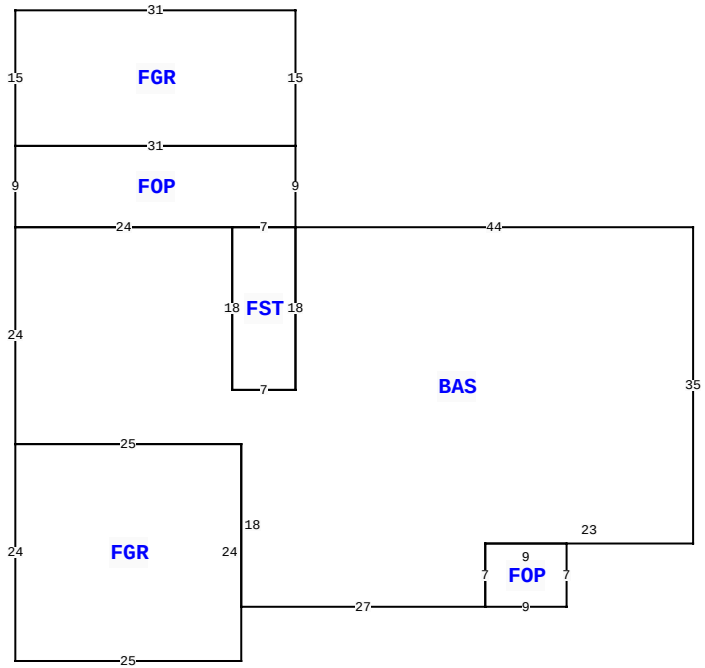
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	2,413	100		2,413	279,588
FGR	465	55		256	29,662
FGR	600	55		330	38,237
FOP	63	30		19	2,201
FOP	279	30		84	9,733
FST	126	55		69	7,995
TOTALS	3,946			3,171	367,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,171	137.9400	154.49	489,888	1984	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 2413 HX Base Yr 2021



227 NW FAIRWAY DR, 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		367,416
TOTAL MARKET OB/XF VALUE		18,268
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		427,684
SOH/AGL Deduction		106,063
ASSESSED VALUE		321,621
TOTAL EXEMPTION VALUE	HX HB 13	321,621
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		427,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,583

SALE:1:1: LOT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051981	Additions	6,000	01/03/2025
000048813	Storage Building	12,795	12/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/2407	7/21/2020	WD	Q	I	01	292,000
GRANTOR: JLEFT LLC						
GRANTEE: RONALD E III & TARA						
1365/2677	7/25/2018	WD	U	I	37	150,000
GRANTOR: LETISIE TORUNO						
GRANTEE: JLEFT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W7 S18 E7 N18$S18W7 N18 FOP= E7 N9 FGR= N15 W31 S15 E31$ W31 S9 E24$ W24 S24 FGR= S24 E25 N24 W25$E25 S18 E27 FOP= E9 N7 W9 S7$N7 E23 N35 $.

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	3,500	
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	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
5	0296	SHED METAL	0	100	18	32	576.00	UT	18.00	18.00	100	2025	2024		100	10,368	

LAND DESCRIPTION

TOTAL OB/XF 18,268

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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/07/2024 BY JB Total Acres: 0.62 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 10/10/2025 BY SYS