LOT 4 FAIRWAY VIEW S/D UNIT 1.
ORB 656-659,743-1557,WD 1026-48,

SCHULER TIMOTHY R
271 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

26-3S-16-02309-004

BUILDING CHARACTERISTICS

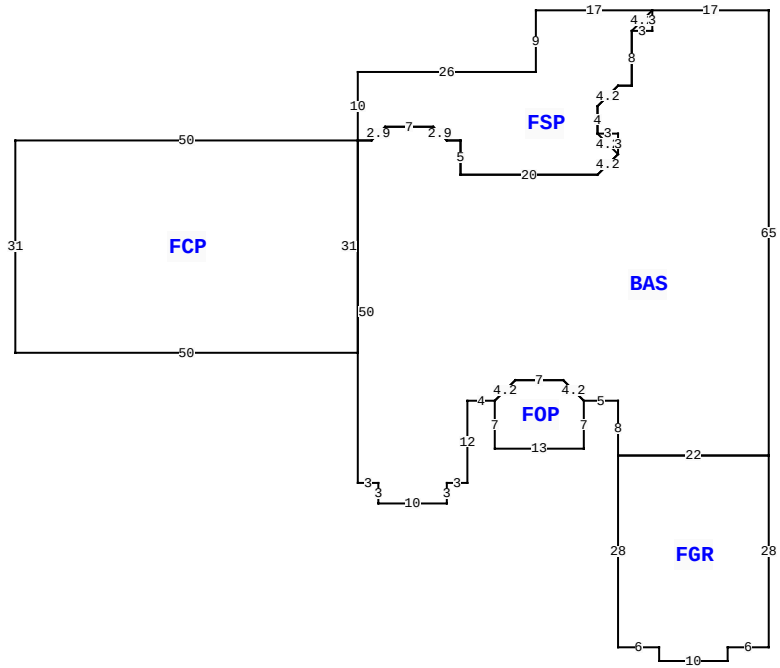
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,968	100		2,968	289,368
FCP	1,550	25		388	37,829
FGR	636	55		350	34,124
FOP	121	30		36	3,510
FSP	595	40		238	23,204
TOTALS	5,870			3,980	388,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,980	124.3550	139.28	554,334	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2012 Heated Area: 2968 HX Base Yr 2012



271 NW FAIRWAY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		388,034
TOTAL MARKET OB/XF VALUE		6,310
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		436,344
SOH/AGL Deduction		122,756
ASSESSED VALUE		313,588
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,866
TOTAL JUST VALUE		436,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35762	GARAGE	428	09/06/2017
22517	SFR	832	11/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1215/1475	5/26/2011	WD	Q	I	01	225,000
GRANTOR: ROBERT L JR & NICOLE						
GRANTEE: TIMOTHY R SCHULER						
1187/0459	12/16/2009	WD	U	I	12	234,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ROBERT L JR & NICOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= W17 S9 W26 S10 E2 R2 U2 E7 D2 R2 E2 S5 E20 R3 U3 N3 W3/ N4 R3 U3 E2 N8 /E3 N3$ D3 L3 S8 W2 D3 L3 S4 R3 D3 D3 L3 W20 N5 W2 L2 U2 W7 D2 L2 W2 FCP= W50 S31 E50 N31$ S50 E3 S3 E10 N3 E3 N12 E4 FOP= S7 E13 N7 U3 L3 W7 L3 D3 $ U3 R3 E7 R3 D3 E5 S8 FGR= S28 E6 S2 E10 N2 E6 N28 W22$ E22 N65$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,524.00	UT	2.50	2.50	100	2005	2005	3	100	3,810	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,310

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 05/13/2023 BY KS Total Acres: 0.60 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 10/10/2025 BY SYS