LOT 10 FAIRWAY VIEW S/D UNIT 1

ORB 431-240, 765-100,

STEWART JEFFREY R/STEWART DEBORAH L
451 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

26-3S-16-02309-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

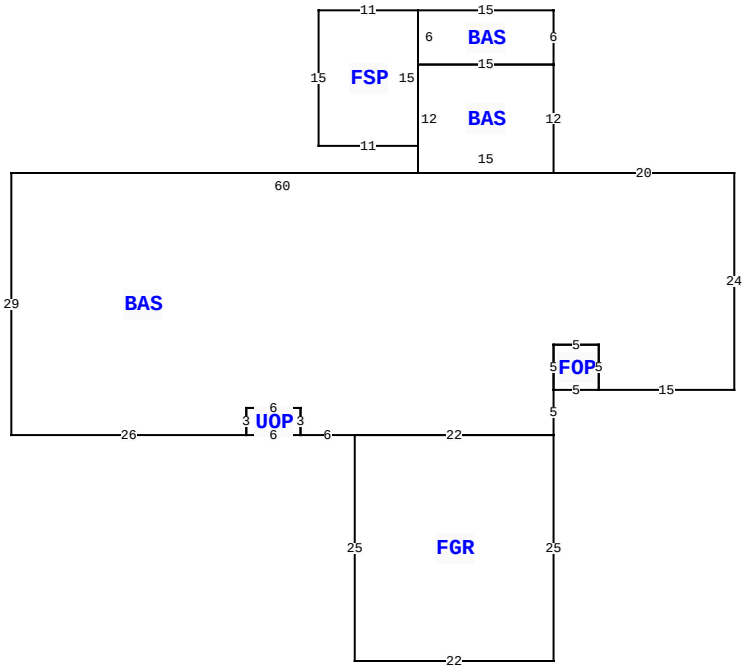
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	90	100		90	8,314
BAS	180	100		180	16,627
BAS	2,177	100		2,177	201,092
FGR	550	55		302	27,896
FOP	25	30		8	739
FSP	165	40		66	6,096
UOP	18	20		4	369
TOTALS	3,205			2,827	261,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,827	126.8806	142.11	401,745	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 2447 HX Base Yr 2006



451 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		261,134
TOTAL MARKET OB/XF VALUE		23,178
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		326,312
SOH/AGL Deduction		141,106
ASSESSED VALUE		185,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,484
TOTAL JUST VALUE		326,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26982	POOL ENCL	90	05/30/2008
11132	ADDN SFR	65	05/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1068/0698	12/15/2005	WD	Q	I		287,000
GRANTOR: LAWSON						
GRANTEE: STEWART						
0929/2108	6/22/2001	WD	Q	I		143,900
GRANTOR: LOUISE M & JAMES P SE						
GRANTEE: FRED P & JOYCE A LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= N12 BAS= N6 W15 FSP= W11 S15 E11 N15$ S6 E15$ W15 S12 E15$ W60 S29 E26 UOP= E6 N3 W6 S3$ N3 E6 S3 E6 FGR= S25 E22 N25 W22$ E22 N5 FOP= E5 N5 W5 S5$ N5 E5 S5 E15 N24$.

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	1,672	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
4	0281	POOL R/FIB	0	100	16	32	512.00	UT	65.00	65.00	100	1993	1993	3	40	13,312	
5	0282	POOL ENCL	0	100	16	32	1,149.00	UT	15.00	15.00	100	2008	2008	3	40	6,894	

LAND DESCRIPTION

TOTAL OB/XF 23,178

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 07/24/2018 BY KR Total Acres: 0.52 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 10/10/2025 BY SYS