LOT 13 FAIRWAY VIEW S/D UNIT I &
SAID LOT 13, N 150 FT, E 25 FT,
FT TO POB.

PATEL PRAVINCHANDRA J/PATEL NIRMALA
3144 W US HWY 90
LAKE CITY, FL 32055

2026

26-3S-16-02309-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

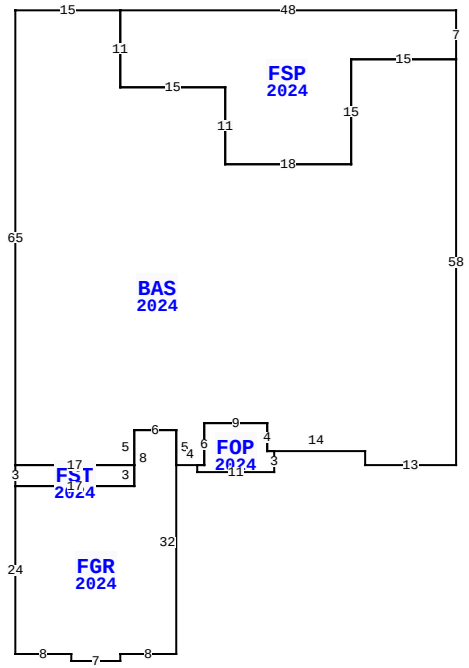
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	3,317	100	2024	3,317	422,070
FGR	607	55	2024	334	42,500
FOP	67	30	2024	20	2,545
FSP	666	40	2024	266	33,847
FST	51	55	2024	28	3,563
TOTALS	4,708			3,965	504,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,965	117.1275	131.18	520,129	2023	2023	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 3317 HX Base Yr 2025



545 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		504,525
TOTAL MARKET OB/XF VALUE		107,016
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		658,791
SOH/AGL Deduction		70,075
ASSESSED VALUE		588,716
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		537,994
TOTAL JUST VALUE		658,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		656,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050989	Generator	0	10/07/2024
000049799	Screen Enclosure	15,000	05/14/2024
000045211	New Residential C	739,631	08/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1016	6/20/2023	WD	Q	V	04	25,000
GRANTOR: SYAN RESORT, LLC						
GRANTEE: PATEL PRAVINCHANDRA						
0899/1274	3/22/2000	WD	Q	V		31,500
GRANTOR: BENZEL						
GRANTEE: PATEL'S						

BUILDING NOTES

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	0280	POOL R/CON	0	100	26	60	1,560.00	UT	70.00	70.00	100	2025	2024		98	107,016	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W15 S65 E17 N5 E6 S5 E4 N6 E9 S4 E14 S2 E13 N58 W15 S15 W18 N11 W15 N11 $
FSP=[YR=2024;ORIG=118,10] W48 S11 E15 S11 E18 N15 E15 N7 $
FGR=[YR=2024;ORIG=78,70] W6 S8 W17 S24 E8 S1 E7 N1 E8 N32 $
FOP=[YR=2024;ORIG=91,69] W9 S6 W1 S1 E11 N3 W1 N4 $
FST=[YR=2024;ORIG=55,78] E17 N3 W17 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 107,016

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	1.08	35,000.00	37,800.00	37,800							
2	0000	C	VAC RES	100		00	0.00	0.00	0.25	LT		1.00	1.00	1.08	35,000.00	37,800.00	9,450							

REVIEW DATE 01/09/2024 BY TW Total Acres: 0.60 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 10/10/2025 BY SYS