LOT 14 FAIRWAY VIEW S/D UNIT 1 &
LOT 13 FAIRWAY VIEW UNIT 1, N 15
CONT N 150 FT E 25 FT, S 150 FT,

PATEL PRAVEN J/PATEL NIRMALA P
3144 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

26-3S-16-02309-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

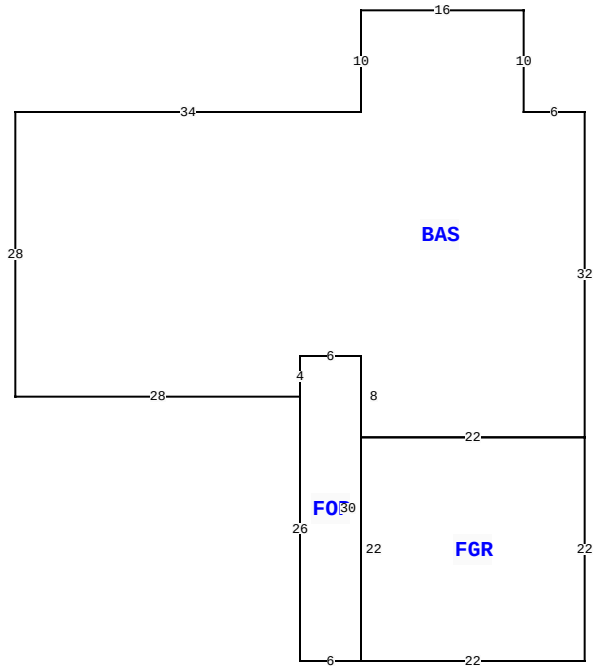
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,792	100		1,792	124,797
FGR	484	55		266	18,525
FOP	180	30		54	3,760
TOTALS	2,456			2,112	147,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,112	113.0535	126.62	267,421	1979	1979	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 1792 HX Base Yr



569 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	147,082
TOTAL MARKET OB/XF VALUE	3,211
TOTAL LAND VALUE - MARKET	47,250
TOTAL MARKET VALUE	197,543
SOH/AGL Deduction	0
ASSESSED VALUE	197,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,543
TOTAL JUST VALUE	197,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053751	Generator		08/01/2025
31506	MAINT/ALTR	100	10/09/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1297	3/28/2024	WD	Q	I	01	25,000
GRANTOR: SYAN RESORT, LLC						
GRANTEE: PATEL PRAVINCHANDRA						
0710/0025	2/15/1990	WD	Q	I		78,900
GRANTOR: MOBLEY						
GRANTEE: PATEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N10 W16 S10 W34 S28 E28 FOP= S26 E6 N30 W6 S4$ N4E6 S8 FGR= S22 E22 N22 W22$ E22 N32$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,411	
2	0258	PATIO	0	0	10	12	120.00	UT	2.50	2.50	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,211

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	0		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	0		00	0.00	0.00	0.25	LT		1.00	1.00	1.08	35,000.00	37,800.00	9,450							

REVIEW DATE 07/26/2018 BY BC Total Acres: 0.61 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 10/10/2025 BY SYS