LOT 20 FAIRWAY VIEW S/D UNIT 1

ORB 422-362, 672-253, DC 887-

MINGEA RACHEL P
668 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

26-3S-16-02309-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

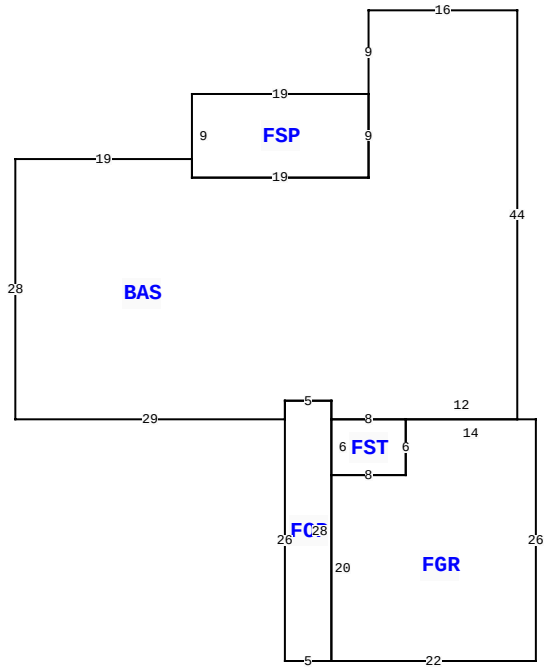
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,720	100		1,720	165,274
FGR	524	55		288	27,674
FOP	140	30		42	4,036
FSP	171	40		68	6,534
FST	48	55		26	2,499
TOTALS	2,603			2,144	206,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	131.9868	147.83	316,948	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1720 HX Base Yr 2019



668 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		206,016
TOTAL MARKET OB/XF VALUE		3,280
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		244,296
SOH/AGL Deduction		84,095
ASSESSED VALUE		160,201
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,479
TOTAL JUST VALUE		244,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/2395	9/17/2018	WD	Q	I	01	150,000
GRANTOR: CHRISTOPHER L CRAUN						
GRANTEE: RACHEL P MINGEA						
0893/1214	12/10/1999	WD	Q	I		100,000
GRANTOR: ZECHERLE						
GRANTEE: CRAUN'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S9 FSP= W19 S9 E19 N9$ S9 W19 N2 W19 S28 E29 FOP= S26 E5 N28 W5 S2$ N2 E5 S2 FST= S6 E8 N6 W8$ E8 FGR= S6 W8 S20 E22 N26 W14$ E12 N44$.

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	600	
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	0296	SHED METAL	0	100	10	8	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	240.00	UT	7.50	7.50	60	1993	1993	3	60	1,080	

LAND DESCRIPTION

TOTAL OB/XF 3,280

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/26/2018 BY BC Total Acres: 0.39 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/13/2025 BY SYS