LOT 23 FAIRWAY VIEW S/D UNIT 1

ORB 775-189, 915-853 & WD

MOSS ZACK/MOSS BRITTANY
588 NW FAIRWAY DRIVE
LAKE CITY, FL 32055

2026

26-3S-16-02309-023

BUILDING CHARACTERISTICS

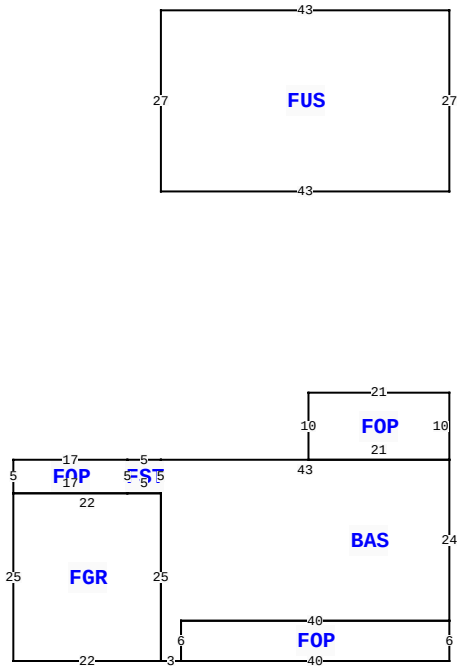
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,050	100		1,050	102,341
FGR	550	55		302	29,435
FOP	85	30		26	2,534
FOP	210	30		63	6,141
FOP	240	30		72	7,017
FST	25	55		14	1,364
FUS	1,161	100		1,161	113,160
TOTALS	3,321			2,688	261,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,688	133.8876	149.95	403,066	1972	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2211 HX Base Yr 2017



588 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		261,993
TOTAL MARKET OB/XF VALUE		7,470
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		304,463
SOH/AGL Deduction		117,908
ASSESSED VALUE		186,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,833
TOTAL JUST VALUE		304,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,463

SALE:1:1: LOT 23 FAIRWAY VIEW S/D UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/2384	2/01/2016	WD	Q	I	01	187,500
GRANTOR: JOSHUA D & CHRISTA B						
GRANTEE: ZACK & BRITTANY MOS						
1240/0817	8/09/2012	WD	Q	I	01	162,500
GRANTOR: DOROSHEFF'S						
GRANTEE: JOSHUA D & CHRISTA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N10 W21 S10 E21$ BAS= W43 FST= W5 FOP= W17 S5 E17 N5$ S5 E5 N5$ S5 FGR= W22 S25 E22 N25 $ S25 E3 FOP= E40 N6 W40 S6 $ N6 E40 N24$ PTR=N40 FUS= N27 W43 S27 E43$S40$.

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	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,425.00	UT	2.00	2.00	100	1993	1993	3	100	2,850	
3	0258	PATIO	0	100	18	16	288.00	UT	2.50	2.50	100	1993	1993	3	100	720	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,470

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: 0.41 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/13/2025 BY SYS