LOT 24 FAIRWAY VIEW S/D UNIT 1

475-510, 571-174, 637-441, 668-1

MEHL DAVID H
566 NW FAIRWAY DRIVE
LAKE CITY, FL 32055

**2026**

**26-3S-16-02309-024**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

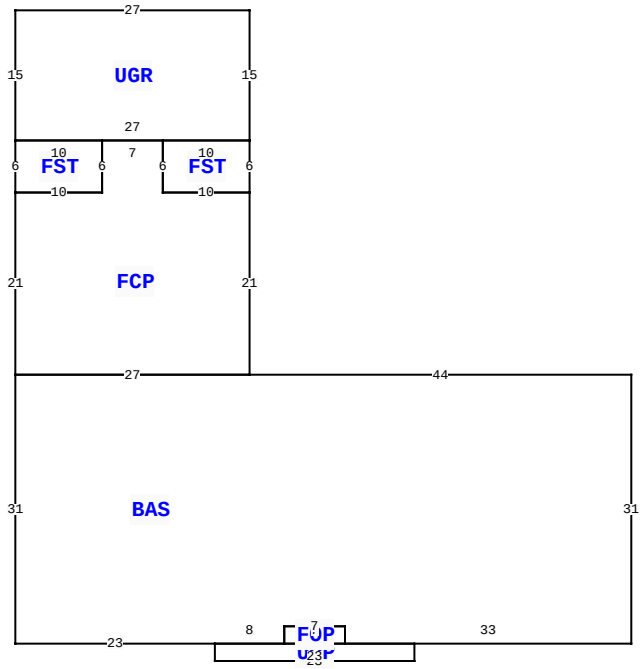
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 2,187 | 100 | | 2,187 | 181,347 |
| FCP | 609 | 25 | | 152 | 12,604 |
| FOP | 14 | 30 | | 4 | 332 |
| FST | 60 | 55 | | 33 | 2,737 |
| FST | 60 | 55 | | 33 | 2,737 |
| UGR | 405 | 45 | | 182 | 15,092 |
| UOP | 46 | 20 | | 9 | 746 |
| TOTALS | 3,381 | | | 2,600 | 215,593 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,600 | 113.9040 | 127.57 | 331,682 | 1972 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1995 Heated Area: 2187 HX Base Yr 1995




566 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 | | 215,593 |
| TOTAL MARKET OB/XF VALUE | | 4,583 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 255,176 |
| SOH/AGL Deduction | | 111,552 |
| ASSESSED VALUE | | 143,624 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,722 |
| BASE TAXABLE VALUE | | 87,902 |
| TOTAL JUST VALUE | | 255,176 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 255,176 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0788/2108 | 4/08/1994 | WD | Q | I | | 93,000 |
| GRANTOR: FLORENCE J MCDERMOTT | | | | | | |
| GRANTEE: DAVID H & KATHLEEN | | | | | | |
| 0668/0105 | 11/18/1988 | WD | Q | I | | 86,000 |
| GRANTOR: DICKERSON PHOBE | | | | | | |
| GRANTEE: MCDERMOTT FLORENCE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 FCP= N21 FST= N6 UGR= N15 W27 S15 E27$ W10 S6 E10$ W10 N6 W7 FST= W10 S6 E10 N6$ S6 W10 S21 E27$ W27 S31 E23 UOP= S2 E23 N2 W23$ E8 FOP= E7 N2 W7 S2$ N2 E7 S2E33 N31$.

## 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 | 2,348 | |
| 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 230.00 | UT | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 100 | 1,035 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,583

| 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: 0.40 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/13/2025 BY SYS