LOT 25 FAIRWAY VIEW SUB UNIT 1.
415-551, 742-42,43, 771-2004, 77

DEPRATTER CORY ROBERT
540 NW FAIRWAY DR
LAKE CITY, FL 32055-8690

2026

26-3S-16-02309-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

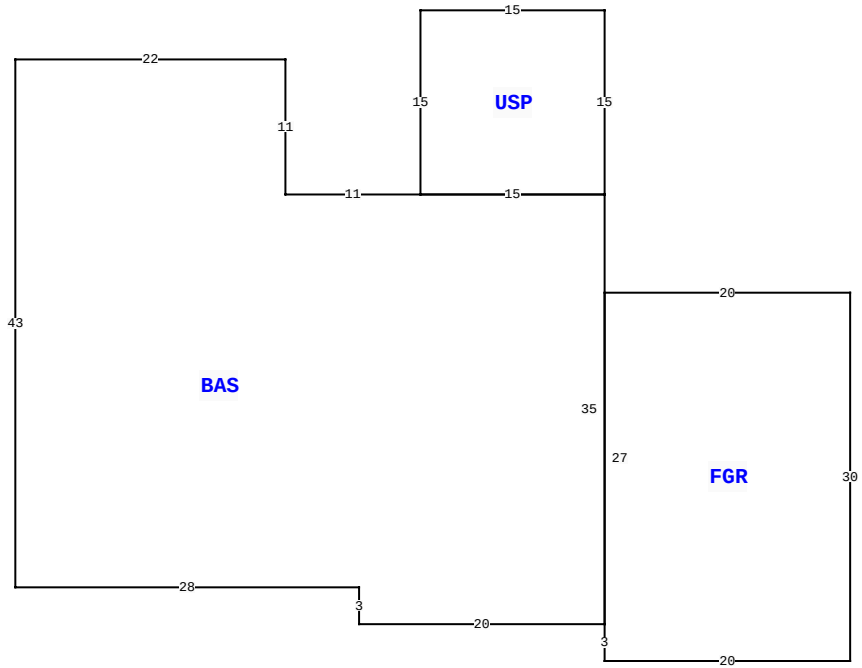
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,838	100		1,838	164,821
FGR	600	55		330	29,593
USP	225	35		79	7,084
TOTALS	2,663			2,247	201,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	123.1808	137.96	309,996	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1838 HX Base Yr 2017



540 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		201,497
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		239,697
SOH/AGL Deduction		101,801
ASSESSED VALUE		137,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,174
TOTAL JUST VALUE		239,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32250	MAINT/ALTR	40	09/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1527/1469	11/08/2024	QC	U	I	11	100
GRANTOR: DEPRATTER ANGELA NKA						
GRANTEE: DEPRATTER CORY ROBE						
1525/1513	10/18/2024	QC	U	I	11	100
GRANTOR: MAIFELD ANGELA JEAN						
GRANTEE: MAIFELD ANGELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N11 W22 S43 E28 S3 E20FGR= S3 E20 N30 W20 S27$ N35
USP= N15 W15 S15 E15$ W15$.

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	750	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,250	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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