LOTS 28 & 29 FAIRWAY VIEW S/D
UNIT 1. ORB 455-324, 788-425,
812-999, 984-1816, WD 999-2002

PATEL NILESH & RUPAL/PATEL RUPAL
450 SW FLORIDA GATEWAY DR
LAKE CITY, FL 32024

2026

26-3S-16-02309-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	06	06

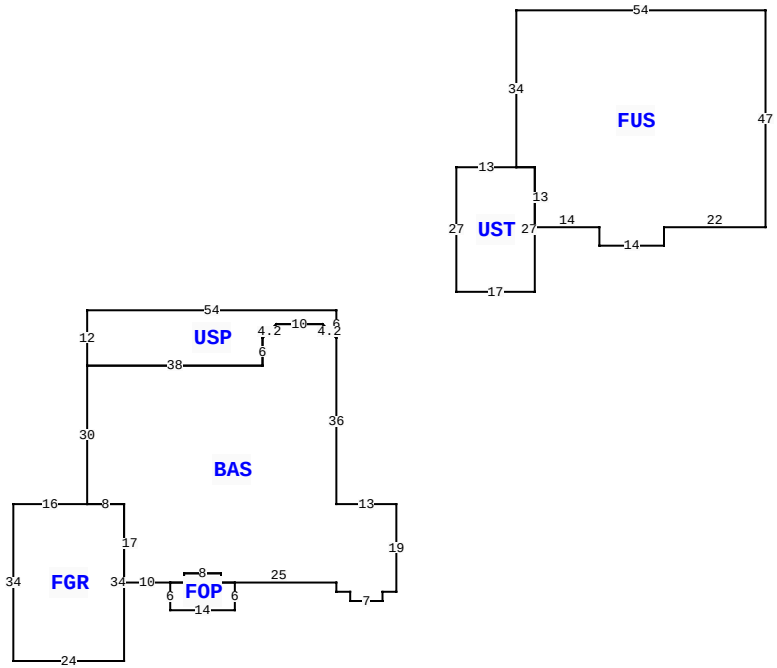
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,782	100		2,782	307,659
FGR	816	55		449	49,655
FOP	100	30		30	3,318
FUS	2,542	100		2,542	281,118
USP	513	35		180	19,906
UST	459	45		207	22,892
TOTALS	7,212			6,190	684,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,190	118.9609	133.24	824,756	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 5324 HX Base Yr 2009



442 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		684,547
TOTAL MARKET OB/XF VALUE		37,488
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		785,035
SOH/AGL Deduction		268,691
ASSESSED VALUE		516,344
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		465,622
TOTAL JUST VALUE		785,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		794,266

SALE:2:1: LOTS 28 & 29 FAIRWAY VIEW S/D UNIT 1

SALE:1:1: LOT 28 & 29 FAIRWAY VIEW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053850	Roof Replacement	52,000	08/15/2025
000044550	Remodel	7,000	05/27/2022
26451	POOL	385	11/27/2007
26451	POOL ENCL	385	11/27/2007
25986	SFR	1,473	07/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1018/1222	6/11/2004	WD	Q	V		52,500
GRANTOR: CHASTEEN						
GRANTEE: NILESH & RUPAL PATE						
0999/2002	11/10/2003	WD	Q	V		40,000
GRANTOR: TUTTLE						
GRANTEE: ROBERT B & IRMGARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N36 USP= N6 W54 S12 E38 N6 R3 U3 E10 D3 R3 $ L3 U3 W10 D3 L3 S6 W38 S30 FGR= W16 S34 E24 N34 W8 $ E8 S17 E10 FOP= S6 E14 N6 W3 N2 W8 S2 W3$ E3 N2 E8 S2 E25 S2 E3 S2 E7 N2 E3 N19$ PTR= N60 E80 FUS= N47 W54 S34 UST= W13 S27 E17 N27 W4$ E4 S13 E14 S4 E14 N4 E22$ S60 W80$.

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	0280	POOL R/CON	0	100	13	36	468.00	UT	70.00	70.00	100	2008	2008	3	58	19,001	
2	0166	CONC,PAVMT	0	100	0	0	4,328.00	UT	2.40	2.40	100	2008	2008	3	100	10,387	
3	0282	POOL ENCL	0	100	25	54	1,350.00	UT	15.00	15.00	100	2008	2008	3	40	8,100	

LAND DESCRIPTION

TOTAL OB/XF 37,488

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	2.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	63,000							

REVIEW DATE 07/26/2018 BY BC Total Acres: 0.77 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 10/14/2025 BY SYS