

LOT 30 FAIRWAY VIEW S/D UNIT 1.
460-68, 471-192, 893-1924, DC 12

SETNEY N JANICE
418 NW FAIRWAY DRIVE
LAKE CITY, FL 32055

2026

26-3S-16-02309-030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		2.5 100
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	2,440	100		2,440	222,992
FGR	460	55		253	23,122
FOP	20	30		6	549
FST	60	55		33	3,016
UOP	476	20		95	8,682
TOTALS	3,456			2,827	258,359

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
3	0166	CONC, PAVMT	0	100	0	0	3,586.00	UT	2.00	2.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE: 0100 MDL: 01 EFF. AREA: 2,827 TOT ADJ PTS: 125.5380 EFF. BASE RATE: 140.60 REPL. COST NEW: 397,476 AYB: 1979 EYB: 1979 ECON: 0 FNCT: 0 NORM: 0 35.00 % COND: 65.00

1 SINGLE FAM 100% - 2000 Heated Area: 2440 HX Base Yr 2000

418 NW FAIRWAY DR, LAKE CITY

BLD DATE: 04/03/2025 XF DATE: INC DATE: LGL DATE: LAND DATE: AG DATE: MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		258,359	
TOTAL MARKET OB/XF VALUE		9,572	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		302,931	
SOH/AGL Deduction		131,949	
ASSESSED VALUE		170,982	
TOTAL EXEMPTION VALUE		HX HB WX DX 60,722	
BASE TAXABLE VALUE		110,260	
TOTAL JUST VALUE		302,931	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38576	MAINT/ALTR	80	09/09/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1455/454	12/16/2021	LE	U	I	14	100	
GRANTOR: SETNEY N JANICE							
GRANTEE: STENEY N JANICE							
0893/1924	12/16/1999	WD	Q	I		142,000	
GRANTOR: MORRIS							
GRANTEE: SETNEY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP= N14 W34 S14 E34\$ BAS= W34 FGR= N14 W20 S26 E10 FST= E10 N6 W10 S6\$ N6 E10 N6\$ S12 W20 S38 E23 FOP= E5 N4 W5 S4\$ N4 E5 S4 E26 N50\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	