LOT 31 FAIRWAY VIEW S/D UNIT 1
ORB 460-68, 471-192,
WD 1018-490.

MCCLELLAND JANE B
392 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

26-3S-16-02309-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

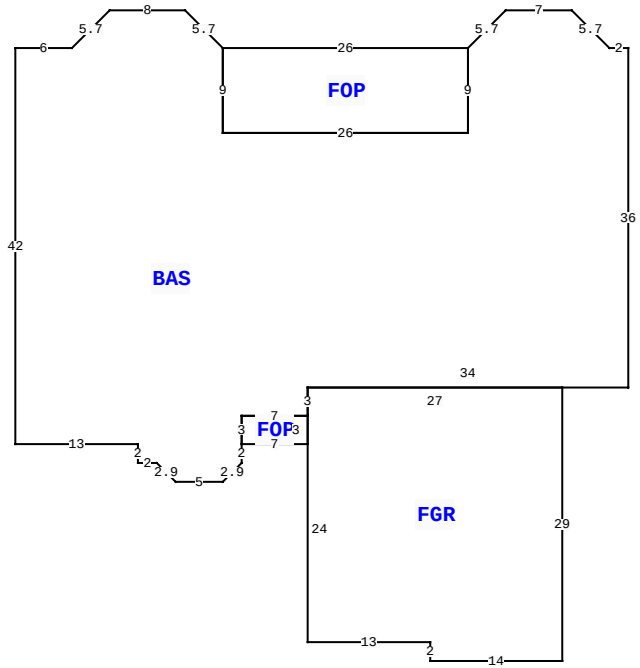
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,399	100		2,399	252,202
FGR	757	55		416	43,734
FOP	21	30		6	630
FOP	234	30		70	7,359
TOTALS	3,411			2,891	303,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,891	117.3312	131.41	379,906	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2399 HX Base Yr 2006



392 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		303,925
TOTAL MARKET OB/XF VALUE		4,398
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		343,323
SOH/AGL Deduction		117,642
ASSESSED VALUE		225,681
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		174,959
TOTAL JUST VALUE		343,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22460	SFR	662	11/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1018/0490	6/09/2004	WD	Q	V		33,500

GRANTOR: EARL J JR & WANDA L M

GRANTEE: JANE B MCCLELLAND

EXTRA FEATURES

L N	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	1,759.00	UT	2.50	2.50	100	2005	2005	3	100	4,398	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 L4 U4 W7 D4 L4 FOP= W26 S9 E26 N9$ S9 W26 N9 L4 U4 W8 D4 L4 W6 S42 E13 S2 E2 R2 D2 E5 U2 R2 N2 FOP= E7 N3 W7 S3$ N3 E7 FGR= S24 E13 S2 E14 N29 W27 S3$ N3 E34 N36$.

LAND DESCRIPTION

TOTAL OB/XF 4,398

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/14/2025 BY SYS