

LOT 37 FAIRWAY VIEW S/D UNIT 1
842-779,883-698, WD 1019-2742, W

DESAI NEHA/DESAI JITENDRA
407 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

26-3S-16-02309-037



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	1,288	100		1,288	107,681
FGR	548	55		301	25,165
FOP	27	30		8	669
FSP	56	40		22	1,840
FSP	126	40		50	4,180
FSP	288	40		115	9,614
FUS	1,018	100		1,018	85,108

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,803.00	UT	2.00
2	0280	POOL R/CON	0	0	14	28	392.00	UT	70.00
3	0166	CONC, PAVMT	0	0	0	0	888.00	UT	2.00
4	0169	FENCE/WOOD	0	0	0	0	320.00	UT	7.50
5	0282	POOL ENCL	0	0	28	44	1,232.00	UT	15.00
6	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,802	114.8364	128.62	360,393	1997	1997	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 2306 HX Base Yr											

174 NW CLUBVIEW CIR, LAKE CITY										XF DATE INC DATE							LAND DATE AG DATE		04/03/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES										
1,803.00	UT	2.00	2.00	100	1997	1997	3	100	3,606											
392.00	UT	70.00	70.00	100	2002	2002	3	40	10,976											
888.00	UT	2.00	2.00	100	2002	2002	3	100	1,776											
320.00	UT	7.50	7.50	100	1997	1997	3	100	2,400											
1,232.00	UT	15.00	15.00	100	2004	2004	3	40	7,392											
1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000											

TOTAL OB/XF										28,150							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										234,255		
TOTAL MARKET OB/XF VALUE										28,150		
TOTAL LAND VALUE - MARKET										21,000		
TOTAL MARKET VALUE										283,405		
SOH/AGL Deduction										0		
ASSESSED VALUE										283,405		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										283,405		
TOTAL JUST VALUE										283,405		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										287,910		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22104	POOL ENCL	85	07/19/2004
19679	POOL	125	06/25/2002
12982	SFR	325	08/26/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1527/2302	11/19/2024	WD	Q	I	01	355,000	
GRANTOR: BELL JACOB CHRISTOPHE							
GRANTEE: DESAI NEHA							
1268/0047	12/30/2013	WD	U	I	18	155,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: JACOB CHRISTOPHER &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP= N11 W24 S7 W6 S4 E30\$ BAS= W30 S12 W10 S18 E10 S13 E16 FSP= E14 N9 W14 S9\$ N9 FSP= E14 N4 W14 S4\$ N4 E14 FGR= S4 E12 S2 E10 N26 W13 FOP= N3 W9 S3 E9\$ W9 S20\$ N30PTR= N40 FUS= N30 W30 S12 E5S18 W5 S13 E16 N13 E14\$ S40\$.									