

LOT 60 FAIRWAY VIEW S/D UNIT 1.
723-837, 774-2093, WD 1154-10, W

CLARK KATHERINE
284 SW BAYA DR, C/O TRAVIS KOON
LAKE CITY, FL 32025

2026

26-3S-16-02309-060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,661	141.1641	158.10	578,804	1973	2000	0	0	25.00	75.00
1 SINGLE FAM		100% - 2020		Heated Area: 2847				HX Base Yr 2020			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100		1,769	209,759
FGR	884	55		486	57,628
FOP	135	30		40	4,743
FOP	176	30		53	6,284
FOP	284	30		85	10,079
FST	272	55		150	17,786
FUS	1,078	100		1,078	127,824
TOTALS	4,598			3,661	434,103

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT 0.00	0.00	100	0
2	0190	FPLC PF	0	100	0	0	2.00	UT 1,200.00	1,200.00	100	0
3	0258	PATIO	0	100	27	23	1.00	UT 0.00	0.00	100	0
4	0170	FPLC 2STRY	0	100	0	0	1.00	UT 2,750.00	2,750.00	100	0

TOTAL OB/XF											
7,019											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT	1.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
7,019											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		434,103	
TOTAL MARKET OB/XF VALUE		7,019	
TOTAL LAND VALUE - MARKET		67,200	
TOTAL MARKET VALUE		508,322	
SOH/AGL Deduction		152,569	
ASSESSED VALUE		355,753	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		305,031	
TOTAL JUST VALUE		508,322	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		514,110	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051199	Generator	0	10/22/2024
000043311	Roof Replacement	23,000	12/06/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1470/1828	6/21/2022	QC	U	I	11	100	
GRANTOR: CLARK LOWELL F							
GRANTEE: CLARK KATHERINE							
1353/2242	2/16/2018	WD	Q	I	01	355,000	
GRANTOR: BRADLEY C & AMY L BYR							
GRANTEE: KATHERINE CLARK & L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W49 S26 E13 FOP= S5 E27N5 W27\$ E45 S5 E15 N5 W4 N21 FOP= N7 E16 N4 FGR= E20 N34 PTR=N10 FST= N34 W8 S34 E8\$ S10\$ W26 S34 E6\$ W36 S11 E20\$ W20 N5\$ PTR=N30 FUS= N22 W3 FOP= N4 W44 S4 E44\$ W46 S22 E49\$ S30\$.											