

LOT 61 FAIRWAY VIEW S/D UNIT 1.
825-2553, PR 1206-312, DC 1207-0

KISHTON CHARLES SCOTT LIVING TRUST DATED FEBRUARY
143 LATERRA LINKS CIR, UNIT 102
ST. AUGUSTINE, FL 32092

2026

26-3S-16-02309-061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
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
Architectural	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

NEIGHBORHOOD/LOC 26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	344	100		344	29,341
BAS	3,350	100		3,350	285,732
FDC	720	35		252	21,494
FGR	675	55		371	31,644
FOP	56	30		17	1,450
FSP	112	40		45	3,838
FST	175	55		96	8,188
FST	532	55		293	24,991
UOP	200	20		40	3,412

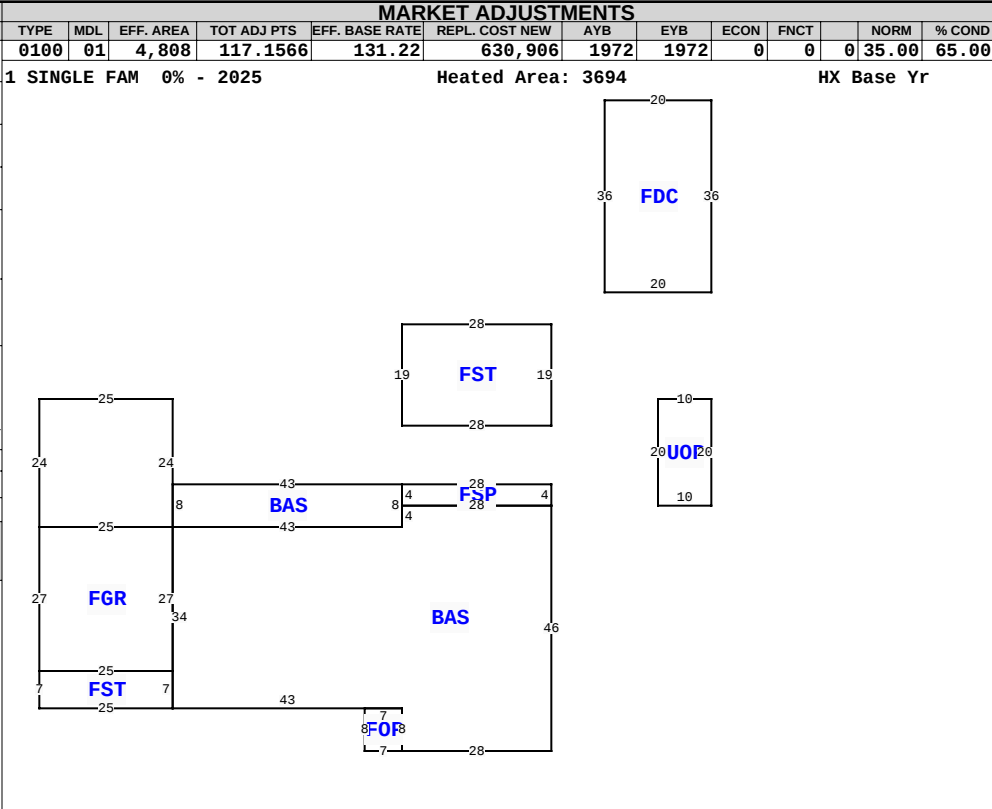
TOTALS 6,164 4,808 410,089

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	550	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,400	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.92	35,000.00	67,200.00	67,200							



321 NW HARRIS LAKE DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 7,050

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.92	35,000.00	67,200.00	67,200							

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				410,089			
TOTAL MARKET OB/XF VALUE				7,050			
TOTAL LAND VALUE - MARKET				67,200			
TOTAL MARKET VALUE				484,339			
SOH/AGL Deduction				0			
ASSESSED VALUE				484,339			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				484,339			
TOTAL JUST VALUE				484,339			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				484,639			