

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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		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	1,824	100		1,824	160,388
FCP	340	25		85	7,474
FEP	60	80		48	4,220
FOP	12	30		4	352
FST	120	55		66	5,803
UOP	48	20		10	879
UOP	338	20		68	5,979
TOTALS	2,742			2,105	185,097

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,105	120.7844	135.28	284,764	1972	1972	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2021				Heated Area: 1824					HX Base Yr			
13 26 13 UOP 6 20 14 20 FCP 6 10 6 10 FEP 58 27 27 34 25 12 12 4 4 3 3 6 2 2 6 12 UOP FEP 27 27 10 10 6 20 14 20 6 26 13 13												

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/03/2025

MLU

EXTRA FEATURES							750 NW FAIRWAY DR, LAKE CITY					INC DATE		AG DATE			
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	1,578.00	UT	2.00	2.00	100	2003	2003	3	100	3,156	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION										TOTAL OB/XF										3,406	
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	LA VAL				
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00					

COLUMBIA COUNTY PROPERTY													PAGE 1 of 1		2
VALUATION SUMMARY													VALUATION BY		STANDARD
													Tax Group: 2		Tax Dist:
													BUILDING MARKET VALUE		185,097
													TOTAL MARKET OB/XF VALUE		3,406
													TOTAL LAND VALUE - MARKET		35,000
													TOTAL MARKET VALUE		223,503
													SOH/AGL Deduction		0
													ASSESSED VALUE		223,503
													TOTAL EXEMPTION VALUE		0
													BASE TAXABLE VALUE		223,503
													TOTAL JUST VALUE		223,503
													NCON VALUE		0
													INCOME VALUE		
													PREVIOUS YEAR MKT VALUE		223,503

SALE:1:1: LOT 17 FAIRWAY VIEW UNIT 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041863	Roof Replacement	5,000	05/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1425/2297	12/08/2020	WD	Q	I	01	150,000
GRANTOR: DIPAOLLO SUSAN AS TRUS						
GRANTEE: NOVROC, LLC						
1285/2348	12/08/2014	WD	U	I	30	100
GRANTOR: SUSAN DIPAOLLO						
GRANTEE: SUSAN DIPAOLLO AS TR						

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W10 FCP= N20 UOP= N13 W26 S13 E26\$ W20 FST= W6 S20 E6 N20\$ S14 FEP= S6 E10 N6 W10\$ E10 S6 E10\$ W58 S27 E34 UOP= S4 E12N4 W12\$ E3 FOP= E6 N2 W6 S2\$ N2E6 S2 E25 N27\$.												