LOT 18 FAIRWAY VIEW S/D UNIT 1.
527-812, 777-1145, 791-362, CT 1

KEMP BLAIR WILLIAM
724 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

27-3S-16-02309-018

BUILDING CHARACTERISTICS

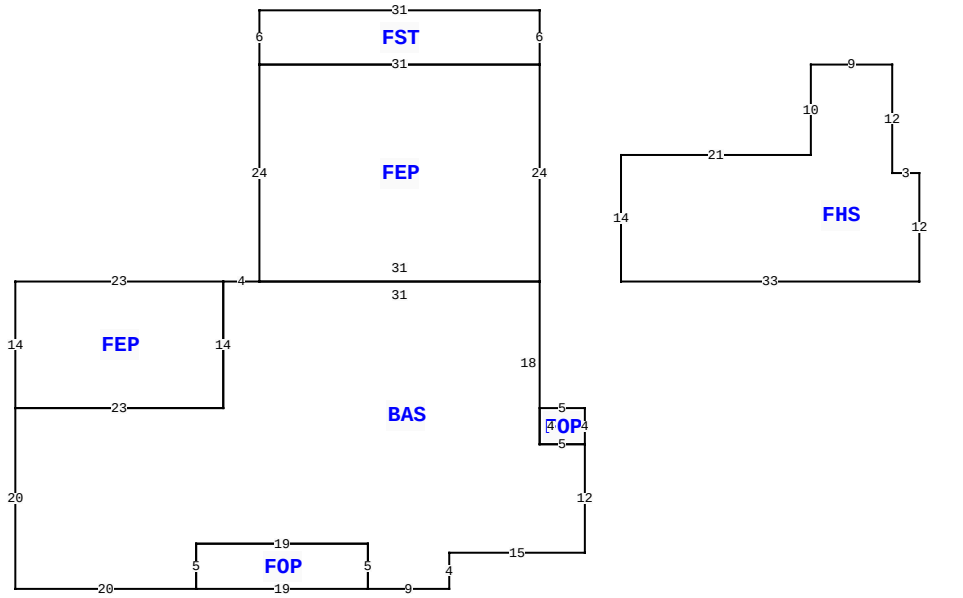
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,575	100		1,575	161,858
FEP	322	80		258	26,514
FEP	744	80		595	61,146
FHS	546	60		328	33,708
FOP	20	30		6	617
FOP	95	30		28	2,878
FST	186	55		102	10,483
TOTALS	3,488			2,892	297,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,892	131.0810	146.81	424,575	1973	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 2121 HX Base Yr 2023



724 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		297,202
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		335,202
SOH/AGL Deduction		9,157
ASSESSED VALUE		326,045
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,323
TOTAL JUST VALUE		335,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046192	Electrical Servic	0	01/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/1077	4/25/2022	WD	Q	I	01	295,000
GRANTOR: NELSON RACHEL VANN						
GRANTEE: KEMP BLAIR WILLIAM						
1412/2261	3/19/2020	WD	U	I	30	100
GRANTOR: ANDREW NELSON						
GRANTEE: RACHEL VANN NELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W4 S14 W23 S20 E20 N5 E19 S5 E9 N4 E15 N12 W5 N18 W31 $
FEP=[ORIG=31,0] N24 W31 S24 E31 $
FHS=[ORIG=40,0] E33 N12 W3 N12 W9 S10 W21 S14 $
FEP=[ORIG=-4,0] W23 S14 E23 N14 $
FST=[ORIG=31,-24] N6 W31 S6 E31 $
FOP=[ORIG=-7,34] E19 N5 W19 S5 $
FOP=[ORIG=36,18] N4 W5 S4 E5 $
PTR=[ORIG=0,0] E40 W40 $
.

EXTRA FEATURES

LN	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	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.36 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/10/2025 BY SYS