



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 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 0100SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 27316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100		270	24,246
BAS	330	100		330	29,634
BAS	1,802	100		1,802	161,815
FGR	736	55		405	36,368
FOP	15	30		4	359
FSP	280	40		112	10,057
PTO	200	5		10	898

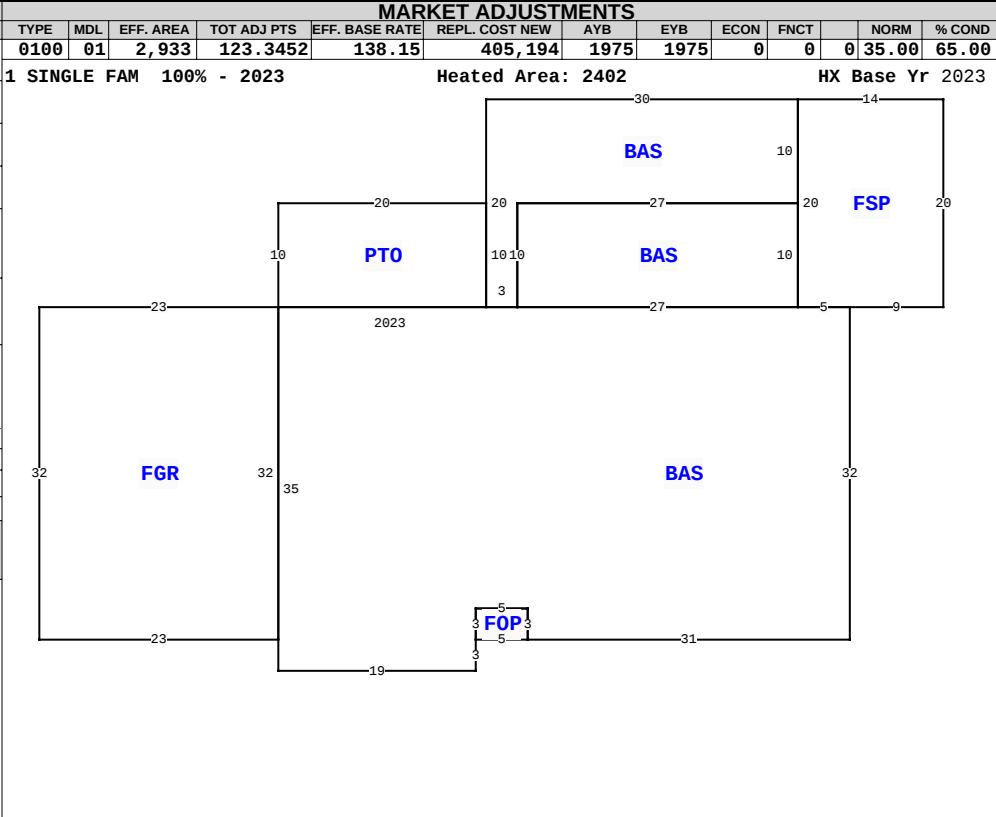
TOTALS 3,633 2,933 263,376

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	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	2,500
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		300.00	UT 4.50	4.50	100	1993	1993	3	100	1,350
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2009	2009	3	100	200

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							



835 NW FAIRWAY DR, LAKE CITY

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

TOTAL OB/XF																	5,250
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,376
TOTAL MARKET OB/XF VALUE		5,250
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		310,626
SOH/AGL Deduction		18,631
ASSESSED VALUE		291,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,273
TOTAL JUST VALUE		310,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047745	Roof Replacement	15,000	07/25/2023
40475	REMODEL	0	08/31/2020
9894	SFR	115	06/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/1427	3/09/2022	WD	Q	I	01	255,000

GRANTOR: PATTERSON STEVE E
GRANTEE: KHAN YOUSAF M
0773/0145 3/31/1993 WD Q I 97,500
GRANTOR: PATRICIA WHITTEN
GRANTEE: STEVE PATTERSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 BAS= N10 W27 S10 E27\$ W27 BAS= N10 E27 N10 W30 S20
E3\$ W23 PTO= N10 E20 S10 W20\$ FGR= W23 S32 E23 N32\$ S35 E19
N3 FOP= E5 N3 W5 S3\$ N3 E5 S3 E31 N32\$ FSP= E9 N20 W14 S20
E5\$.