

LOT 6 FAIRWAY VIEW UNIT 1-A & E1
 FOLLOWING: BEG SW COR LOT 6, RUN
 ALONG CURVE 39.27 FT, W 110 FT S

GROVES RACHEL L/GROVES WILLIAMS D
 806 FAIRWAY DR
 LAKE CITY, FL 32055

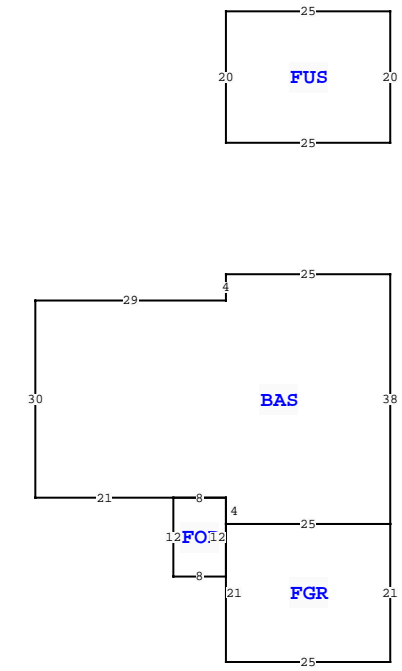
2025

27-3S-16-02311-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	2.	2.	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	27316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,820	100	
FGR	525	55	
FOP	96	30	
FUS	500	100	
TOTALS	2,941		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,638	130.1685	145.79	384,594	1979	2005	0	0	19.00	81.00		
1 SINGLE FAM 0% - 2025 Heated Area: 2320 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			311,521
TOTAL MARKET OB/XF VALUE			6,695
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			353,216
SOH/AGL Deduction			0
ASSESSED VALUE			353,216
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			353,216
TOTAL JUST VALUE			353,216
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			332,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042524	Roof Replacement	13,100	08/11/2021
000041835	Remodel	11,319	05/03/2021
30708	MAINT/ALTR	40	01/11/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1522	1/16/2024	WD	Q	I	01	375,000
GRANTOR: STOECKERT KEVIN G						
GRANTEE: GROVES RACHEL L						
1435/350	4/14/2021	WD	Q	I	01	280,000
GRANTOR: CHAMBERS PATRICIA A						
GRANTEE: STOECKERT KEVIN G						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,695	
3	0258	PATIO	0	0	10	12	120.00	UT	2.50	2.50	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

TOTAL OB/XF														6,695			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/03/2025	MLU										

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W25 S4 W29 S30 E21 FOP= S12 E8 N12 W8\$ E8 S4 FGR= S21 E25 N21 W25\$ E25 N38\$ PTR=N20 FUS= N20 W25 S20 E25\$ S20\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							