

LOT 7 FAIRWAY VIEW UNIT 1-A & W1
COMM SW COR OF LOT 6, RUN N 145
CURVE 39.27 FT, W 110 FT ALONG R

CAPEN DEMETRI P/CAPEN CASSANDRA
834 NW FAIRWAY DRIVE
LAKE CITY, FL 32055

2026

27-3S-16-02311-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
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NEIGHBORHOOD/LOC	27316.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100		1,946	175,315
FEP	286	80		229	20,630
FGR	702	55		386	34,775
FST	160	55		88	7,928
USP	360	35		126	11,352

TOTALS	3,454			2,775	250,000
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50
4	0166	CONC, PAVMT	0	100	0	0	2,141.00	UT	2.00
5	0280	POOL R/CON	0	100	15	28	420.00	UT	70.00
6	0070	CARPORT UF	0	100	18	24	432.00	UT	1.50
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

REVIEW DATE	03/29/2023	BY	KS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,775	123.7544	138.60	384,615	1977	1977		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2019 Heated Area: 1946 HX Base Yr 2019													

834 NW FAIRWAY DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
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	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	
4	0166	CONC, PAVMT	0	100	0	0	2,141.00	UT	2.00	2.00	100	1993	1993	3	100	4,282	
5	0280	POOL R/CON	0	100	15	28	420.00	UT	70.00	70.00	100	2019	2019	3	89	26,166	
6	0070	CARPORT UF	0	100	18	24	432.00	UT	1.50	1.50	100	2019	2019	3	100	648	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

TOTAL OB/XF										37,696							
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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000

Total Acres: 0.67	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		250,000	
TOTAL MARKET OB/XF VALUE		37,696	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		322,696	
SOH/AGL Deduction		106,705	
ASSESSED VALUE		215,991	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		165,269	
TOTAL JUST VALUE		322,696	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38048	POOL	319	04/29/2019
14538	REMODEL	55	09/21/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1370/1969	10/16/2018	WD	Q	I	01	195,000	
GRANTOR: MICHAEL & JUDY TATEM							
GRANTEE: DEMITRI P & CASSAND							
1104/0036	12/01/2006	WD	Q	I		216,000	
GRANTOR: JESSICA LEWIS & BARBA							
GRANTEE: MICHAEL & JUDY TATE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W5 USP= N18 W20 S18 E20\$ W76 FEP= N16 W11 S26 E11 N10\$ S10 FGR= W27 S26 E27N26\$ FST= S16 E10 N16 W10\$ E10 S16 E71 N26\$.									