LOT 8 FAIRWAY VIEW UNIT 1-A.

ORB 481-554, 630-238, 744-1223,

GREENE ROBERT S/GREENE OLIVIA F
864 NW FAIRWAY DRIVE
LAKE CITY, FL 32055

2026

27-3S-16-02311-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

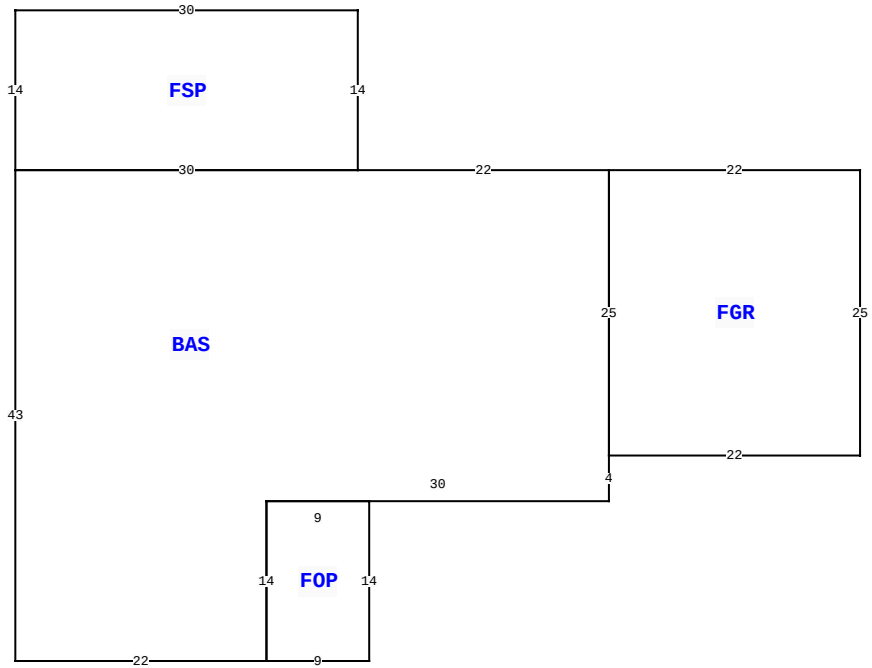
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	27316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100		1,816	163,840
FGR	550	55		302	27,247
FOP	126	30		38	3,428
FSP	420	40		168	15,157
TOTALS	2,912			2,324	209,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	123.9282	138.80	322,571	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1816 HX Base Yr 1996



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

864 NW FAIRWAY DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		209,671
TOTAL MARKET OB/XF VALUE		2,125
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		246,796
SOH/AGL Deduction		99,925
ASSESSED VALUE		146,871
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,149
TOTAL JUST VALUE		246,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,796

SALE:2:1: LOT 8, FAIRWAY VIEW UNIT 1-A

SALE:1:1: LOT 8 FAIRWAY VIEW UNIT 1-A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051186	Electrical Servic	0	10/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0796/0819	10/03/1994	WD	Q	I		89,000

GRANTOR: DONALD P & PAULA E DA

GRANTEE: ROBERT S & OLIVIA F

0744/1223	3/12/1991	WD	Q	I		79,900

GRANTOR: JOHN JOHNSON

GRANTEE: DONALD DAVIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N14 W30 S14 E30$ W30 S43 E22 FOP= E9 N14 W9 S14$ N14 E30 N4 FGR= E22 N25 W22 S 25$ N25$.

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	1,000	
2	0120	CLFENCE 4	0	100	0	0	250.00	UT	4.50	4.50	100	1993	1993	3	100	1,125	

LAND DESCRIPTION

TOTAL OB/XF 2,125

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS