UNIT 3 FAIRWAY HILLS CONDO.
439-517, WD 1008-857, WD 1141-21

HOWARD JOHN S/HOWARD MARGARET WATTERSON
215 NW FAIRWAY HILLS GLN, #3
LAKE CITY, FL 32055

2026

27-3S-16-02312-003

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	06	06
DOR CODE	0400	CONDOMINIA
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100		1,556	135,322
TOTALS	1,556			1,556	135,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,556	124.2360	124.24	193,317	1976	1995	0	0	0	30.00	70.00

1 CONDO EXCP 0% - 2025 Heated Area: 1556 HX Base Yr
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

215 NW FAIRWAY HILLS GLN #3, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	135,322
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	135,422
SOH/AGL Deduction	0
ASSESSED VALUE	135,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,422
TOTAL JUST VALUE	135,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25646	MAINT/ALTR	85	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1528	3/29/2017	LE	U	I	14	100
GRANTOR: JOHN S HOWARD LIVING						
GRANTEE: JOHN S & MARGARET W						
1225/1808	11/30/2011	WD	U	I	19	77,300
GRANTOR: GWEN SHARP & JOHN R M						
GRANTEE: JOHN S HOWARD TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

NULL

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0400	C	CONDO	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.02 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/18/2025 BY SYS