UNIT 4 FAIRWAY HILLS CONDO.
456-416, 728-239, 748-2202, DC 9

REED SHERMAN L
215 NW FAIRWAY HILLS GLN, # 4
LAKE CITY, FL 32055

2026

27-3S-16-02312-004

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	02	02 100
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	1,279	100		1,279	120,105
TOTALS	1,279			1,279	120,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,279	134.1522	134.15	171,578	1976	1995	0	0	0	30.00	70.00

1 CONDO EXCP 100% - 2023 Heated Area: 1279 HX Base Yr 2023
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

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

215 NW FAIRWAY HILLS GLN #4, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,105
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		120,205
SOH/AGL Deduction		66,017
ASSESSED VALUE		54,188
TOTAL EXEMPTION VALUE	HX HB	29,188
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,920

SALE:2:1: UNIT 4, FAIRWAY HILLS
SALE:1:1: CONDO - UNIT 4 FAIRWAY HILLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044841	Remodel	4,709	06/30/2022
25646	MAINT/ALTR	85	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/1245	4/18/2022	WD	U	I	35	161,000
GRANTOR: ULMER TYSON						
GRANTEE: REED SHERMAN L						
1273/1694	4/24/2014	WD	Q	I	01	85,000
GRANTOR: STEPHEN L CORCORAN &						
GRANTEE: TYSON ULMER & ANITA						

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

BUILDING NOTES

BUILDING DIMENSIONS

NULL

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	100			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