UNIT 11 FAIRWAY HILLS CONDO.

746-31, DC 961-762, WD 1239-584,

BAIAMONTE JOHN BAPTIST SR
215 NW FAIRWAY HILLS GLN, UNIT 11
LAKE CITY, FL 32055

2026

27-3S-16-02312-011

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	15	HARDTILE 100
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	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	1,694	100		1,694	154,391
TOTALS	1,694			1,694	154,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,694	130.2000	130.20	220,559	1976	1995	0	0	0	30.00	70.00

1 CONDO EXCP 0% - 2022 Heated Area: 1694 HX Base Yr

215 NW FAIRWAY HILLS GLN #11, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	154,491
SOH/AGL Deduction	0
ASSESSED VALUE	154,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,491
TOTAL JUST VALUE	154,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053518	Remodel	31,002	07/03/2025
25647	MAINT/ALTR	100	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/2637	12/24/2021	PR	U	I	19	155,000
GRANTOR: SMITH RAYMOND AS PR F						
GRANTEE: BAIAMONTE JOHN BAPT						
1239/0584	8/01/2012	WD	Q	I	01	81,500
GRANTOR: YVETTE LAVARRE GRAHAM						
GRANTEE: VALERIE Y DACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1694$.

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: 0.04 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS