UNIT 13 FAIRWAY HILLS CONDO.

385-135, 700-473, 762-641, WD 10

KENNEDY JEANETTE R
215 NW FAIRWAY HILLS GLN, UNIT 13
LAKE CITY, FL 32055

2026

27-3S-16-02312-013

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		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	143,186
TOTALS	1,694			1,694	143,185

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	120.7500	120.75	204,550	1976	1995	0	0	0	30.00	70.00

1 CONDO EXCP 100% - 2006 Heated Area: 1694 HX Base Yr 2006

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 #13, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		143,185
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		143,285
SOH/AGL Deduction		50,036
ASSESSED VALUE		93,249
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		37,527
TOTAL JUST VALUE		143,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25647	MAINT/ALTR	100	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1485/2403	3/01/2023	LE	U	I	14	100
GRANTOR: KENNEDY JEANETTE R						
GRANTEE: KENNEDY JEANETTE R						
1056/1193	8/19/2005	WD	Q	I		138,800
GRANTOR: L THOMAS & ELIZABETH						
GRANTEE: JEANETTE R KENNEDY						

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