UNIT 16 FAIRWAY HILLS CONDO.

785-2063, 798-1167, 881-302, 883

VICENTEMAN LLC
215 NW FAIRWAY HILLS GLN, UNIT 18
LAKE CITY, FL 32055

2026

27-3S-16-02312-016

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	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
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	1,771	100		1,771	156,202
FOP	77	30		23	2,029
FST	28	55		15	1,323
TOTALS	1,876			1,809	159,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,809	126.0000	126.00	227,934	1976	1995	0	0	0	30.00	70.00

1 CONDO EXCP 0% - 2025 Heated Area: 1771 HX Base Yr

215 NW FAIRWAY HILLS GLN #16, 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	159,554
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	160,954
SOH/AGL Deduction	0
ASSESSED VALUE	160,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,954
TOTAL JUST VALUE	160,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,233

SALE:1:1: UT 16 FAIRWAY HILL CONDO SEE NOTE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25648	MAINT/ALTR	45	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1908	4/01/2024	WD	U	I	37	120,000
GRANTOR: HOLBROOK DIANE N TRUS						
GRANTEE: VICENTEMAN LLC						
1393/1615	8/19/2019	WD	Q	I	01	120,000
GRANTOR: KATHERINE M BEROSET &						
GRANTEE: DIANE N HOLBROOK TR						

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	0258	PATIO	0	0	11	44	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
2	0080	DECKING	0	0	14	22	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1771$ FOP= 77$ FST= 28$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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 04/11/2024 BY TP Total Acres: 0.04 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS