

LOT 17 FAIRFIELD WOODS S/D.
438-65, LE 891-218, LE 1300-619,

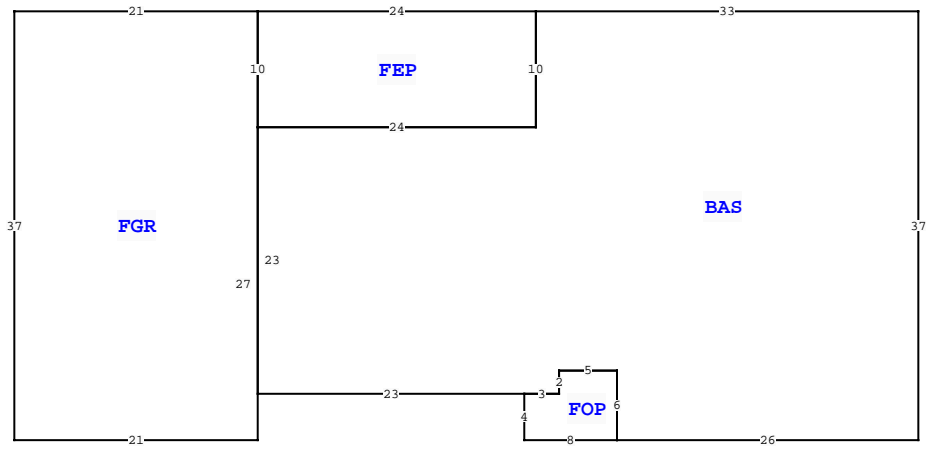
PARTINGTON CHARLES LESLIE/PARTINGTON DIANA IRENE
960 NW HORIZON ST
LAKE CITY, FL 32055

2026

29-3S-16-02391-017
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022									
			Heated Area: 1735			HX Base Yr 2022					



Quality					
DOR CODE	MAP NUM				
05 05	01				
DOR CODE 0100 SINGLE FAMILY					
MAP NUM					
NEIGHBORHOOD/LOC 29316.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100		1,735	167,257
FEP	240	80		192	18,509
FGR	777	55		427	41,163
FOP	42	30		13	1,253
TOTALS	2,794			2,367	228,182

EXTRA FEATURES																	
L N	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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1973	1973	3	40	14,336	
4	0200	GARAGE F	0	100	20	30	600.00	UT	15.00	15.00	100	0	0	3	100	9,000	
5	0140	CLFENCE 6	0	100	0	0	216.00	UT	8.00	8.00	100	2006	2006	3	100	1,728	
TOTALS															28,064		

LAND DESCRIPTION	
L N	USE CODE
1	0100

TOTAL OB/XF																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-3	0.00	0.00	3.71	AC		1.00	1.00	1.00	20,000.00	20,000.00	74,200							

COLUMBIA COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	228,182
TOTAL MARKET OB/XF VALUE	28,064
TOTAL LAND VALUE - MARKET	74,200
TOTAL MARKET VALUE	330,446
SOH/AGL Deduction	24,166
ASSESSED VALUE	306,280
TOTAL EXEMPTION VALUE	100,722
BASE TAXABLE VALUE	205,558
TOTAL JUST VALUE	330,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/2447	1/26/2024	LE U	I	I	14	100
GRANTOR: PARTINGTON CHARLES LE						
GRANTEE: PARTINGTON CHARLES						
1452/827	11/08/2021	WD Q	I	I	01	300,000
GRANTOR: ORDOS JON						
GRANTEE: PARTINGTON CHARLES						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W33 S10 W24 S23 E23 E3 N2 E5 S6 E26 N37 \$	
FGR=[ORIG=-57,10] N10 W21 S37 E21 N27 \$	
FEP=[ORIG=-33,0] W24 S10 E24 N10 \$	
FOP=[ORIG=-34,33] S4 E8 N6 W5 S2 W3 \$	