LOT 6 FAIRWAY VIEW S/D UNIT 1.
768-137, DC 1034-1760, PB 1126-2

MITCHELL DAVID L LIVING TRUST DATED SEPT. 18, 1995
337 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

34-3S-16-02309-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

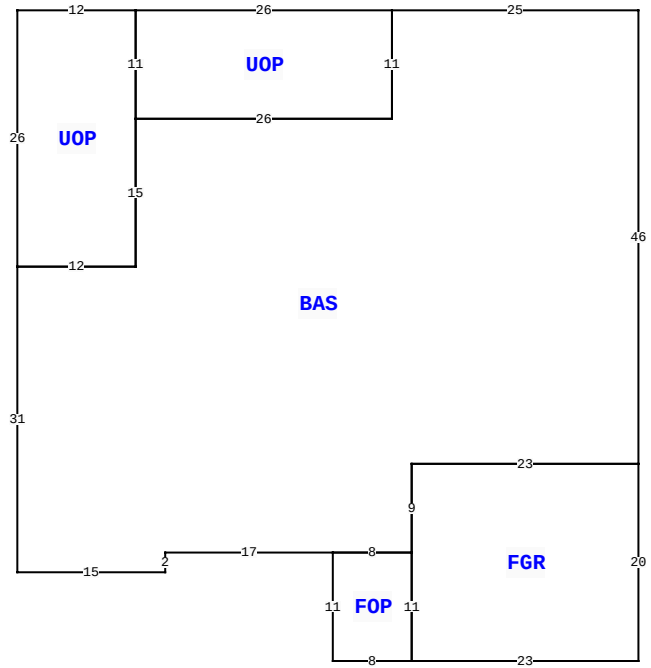
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100		2,690	270,365
FGR	460	55		253	25,429
FOP	88	30		26	2,613
UOP	286	20		57	5,729
UOP	312	20		62	6,232
TOTALS	3,836			3,088	310,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,088	119.6525	134.01	413,823	1973	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 2690 HX Base Yr 2024



337 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		310,367
TOTAL MARKET OB/XF VALUE		10,468
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		362,835
SOH/AGL Deduction		135,853
ASSESSED VALUE		226,982
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,260
TOTAL JUST VALUE		362,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042719	Roof Replacement	20,000	09/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/1963	1/10/2023	WD	Q	I	01	380,000
GRANTOR: ADAMS LAURI LYNN						
GRANTEE: MITCHELL DAVID L LI						
1432/964	3/05/2021	LE	U	I	14	100
GRANTOR: ADAMS LAURI						
GRANTEE: MCKELVEY LAURI ADAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= W26 S11 E26 N11$ S11 W26 UOP= N11 W12 S26 E12 N15$ S15 W12 S31 E15 N2E17 FOP= S11 E8 N11 W8$ E8 FGR= S11 E23 N20 W23 S9$ N9 E23 N46$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,234.00	UT	2.00	2.00	100	1993	1993	3	100	2,468	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 10,468

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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.52 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 10/10/2025 BY SYS