

LOTS 39 & 40 FAIRWAY VIEW S/D UN
367-124, 671-280, 678-50, WD 136

HAZEN LINDA REVOCABLE TRUST
200 NW ASHLEY PL
LAKE CITY, FL 32055

2026

34-3S-16-02309-040

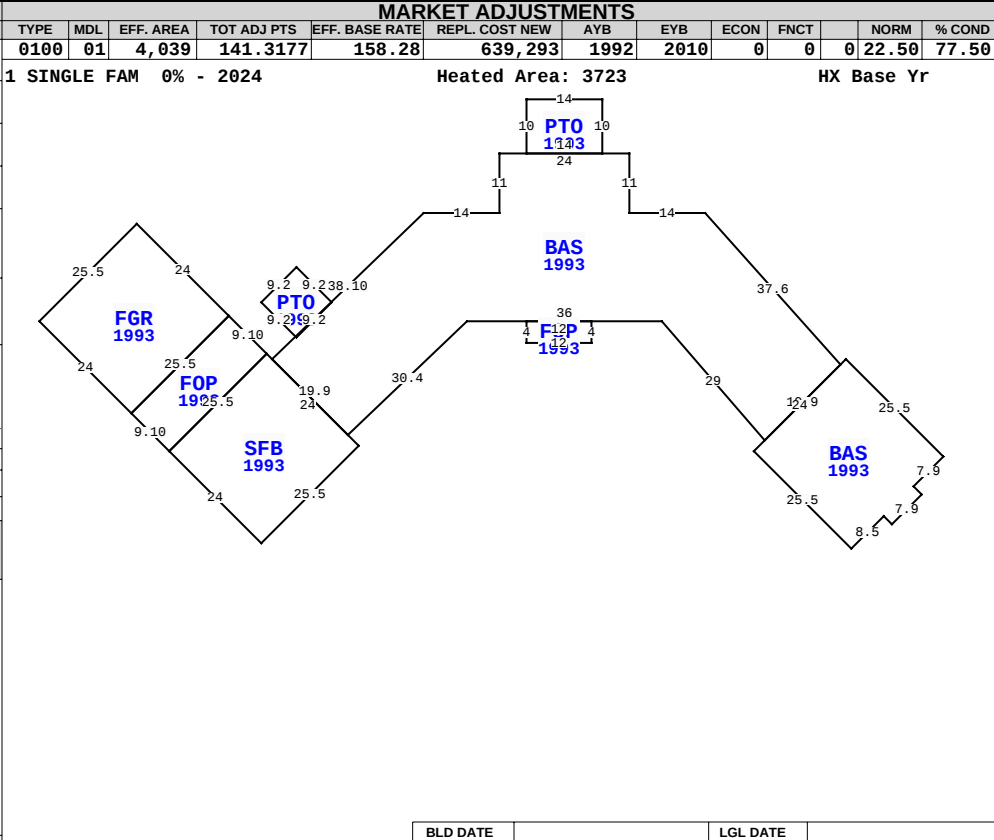
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	90	CUSTOM 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

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	629	100	1993	629	77,157
BAS	2,482	100	1993	2,482	304,460
FGR	612	55	1993	337	41,339
FOP	48	30	1993	14	1,717
FOP	252	30	1993	76	9,322
PTO	85	5	1993	4	491
PTO	140	5	1993	7	859
SFB	612	80	1993	490	60,107
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0166	CONC, PAVMT	0	0	30	20	600.00	UT	1.40	1.40	
3	0166	CONC, PAVMT	0	0	50	24	1,200.00	UT	1.40	1.40	
4	0166	CONC, PAVMT	0	0	210	15	3,150.00	UT	1.40	1.40	
5	0169	FENCE/WOOD	0	0	0	0	288.00	UT	7.50	7.50	
6	0166	CONC, PAVMT	0	0	34	34	1,156.00	UT	3.00	3.00	
7	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT	
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT	



272 NW FAIRWAY DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
16,358											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		495,452	
TOTAL MARKET OB/XF VALUE		16,358	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		553,810	
SOH/AGL Deduction		0	
ASSESSED VALUE		553,810	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		553,810	
TOTAL JUST VALUE		553,810	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051402	Roof Replacement	40,986	11/06/2024
25953	ADDN SFR	108	06/26/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1499/2553	9/15/2023	WD U	I	I	11
GRANTOR: WARD EDWARD LEE JR					
GRANTEE: HAZEN LINDA REVOCAB					
1497/228	8/15/2023	WD Q	I	I	01
GRANTOR: WARD EDWARD LEE JR					
GRANTEE: HAZEN LINDA REVOCAB					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-2,-24] W24 S11 W14 D27L28 D14R14 U21R22 E36 D22R19 U14R14 U28L25 W14 N11 \$											
BAS=[YR=1993;ORIG=56,32] U18L18 D17L17 D18R18 U6R6 D1.6R1.6 U5.6R5.6 U1.6L1.6 U5.6R5.6 \$											
SFB=[YR=1993;ORIG=-52,30] U17L17 D18L18 D17R17 U18R18 \$											
FGR=[YR=1993;ORIG=-76,6] U17L17 D18L18 D17R17 U18R18 \$											
FOP=[YR=1993;ORIG=-69,13] U7L7 D18L18 D7R7 U18R18 \$											
PTO=[YR=1993;ORIG=-7,-34] W14 S10 E14 N10 \$											
PTO=[YR=1993;ORIG=-57,3.6] U6.6L6.6 D6.6L6.6 D6.6R6.6 U6.6R6.6 \$											
FOP=[YR=1993;ORIG=-21,11] E12 N4 W12 S4 \$											