

LOT 7 FAIRWAY VIEW S/D UNIT I.
339-432,757-1100, DC 1185-1762,

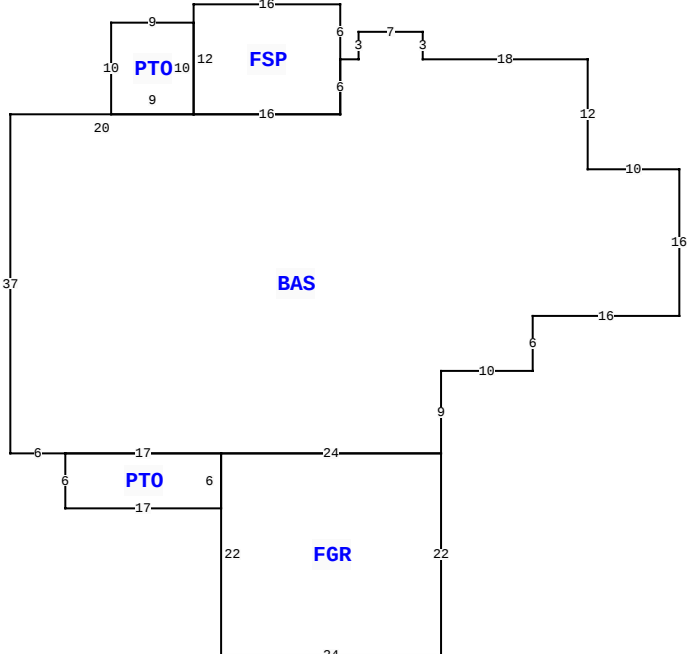
GOOSEN DESERRAI J
365 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

35-3S-16-02309-007

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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, 494	100		2, 494	287, 687
FGR	528	55		290	33, 452
FSP	192	40		77	8, 882
PTO	90	5		4	461
PTO	102	5		5	577

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,870	124.8390	139.82	401,283	1993	2011	0	0	0	17.50	82.50
1 SINGLE FAM 100% - 2023				Heated Area: 2494				HX Base Yr 2023				
												
						BLD DATE				LGL DATE		
						XF DATE				LAND DATE		
										AG DATE		

TOTALS		1,778	2,374	351,335			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0166	CONC, PAVMT	0	100	0	0	
2	0120	CLFENCE 4	0	100	0	0	
3	0280	POOL R/CON	0	100	16	32	
4	0282	POOL ENCL	0	100	26	41	
5	0296	SHED METAL	0	100	12	30	
6	0169	FENCE/WOOD	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0140	C	SFR GOLF	100	

TOTAL OB/XF												
35,326												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		331,058			
TOTAL MARKET OB/XF VALUE		35,326			
TOTAL LAND VALUE - MARKET		42,000			
TOTAL MARKET VALUE		408,384			
SOH/AGL Deduction		14,765			
ASSESSED VALUE		393,619			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		342,897			
TOTAL JUST VALUE		408,384			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		414,476			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053893	Remodel	32,241	08/22/2025
30610	MAINT/ALTR	45	11/19/2012
29479	POOL	185	06/15/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1425/1927	12/06/2020	WD	Q	I	01	327,500	
GRANTOR: CARLSON ROBERT A							
GRANTEE: GOOSEN DESERRAI J							
1211/1598	3/15/2011	WD	U	I	19	90,000	
GRANTOR: WILLIAM J MCSHANE ETA							
GRANTEE: ROBERT A & BETTE J							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W18 N3 W7 S3 W2 FSP= N6 W16 S12 E16 N6\$ S6 W16 PTO= N10 W9 S10 E9\$ W20 S37 E6 PTO= S6 E17 N6 W17\$ E17 FGR= S22 E24 N22 W24\$ E24 N9E10 N6 E16 N16 W10 N12\$.												