LOT 9 FAIRWAY VIEW S/D UNIT I
496-733, DC 1375-2409, LE 1378-7

RAUCH TYSON/RAUCH TAWNYA
419 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

35-3S-16-02309-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	07	07

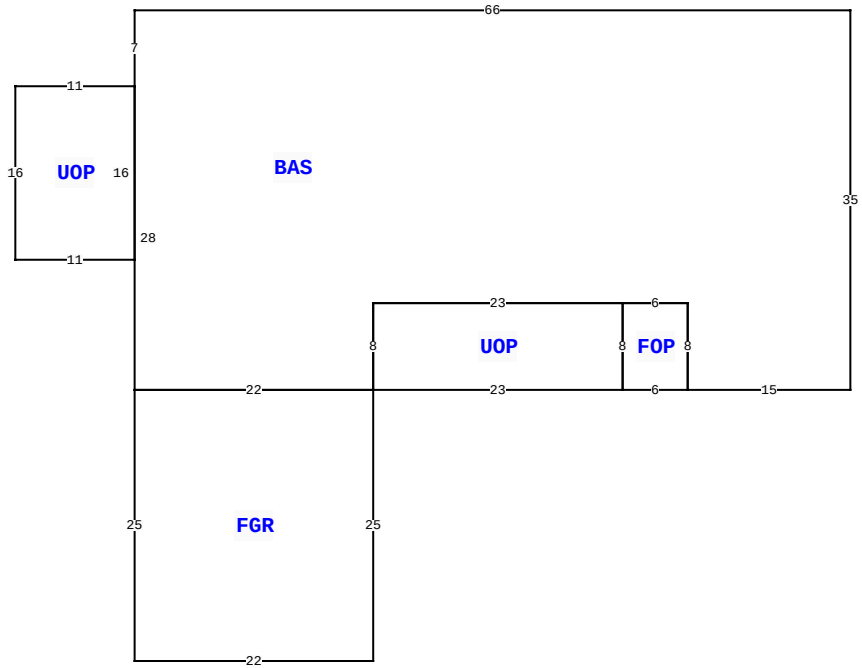
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100		2,078	187,207
FGR	550	55		302	27,207
FOP	48	30		14	1,261
UOP	176	20		35	3,153
UOP	184	20		37	3,333
TOTALS	3,036			2,466	222,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,466	123.7544	138.60	341,788	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 2078 HX Base Yr



419 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	222,162
TOTAL MARKET OB/XF VALUE	2,796
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	266,958
SOH/AGL Deduction	0
ASSESSED VALUE	266,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,958
TOTAL JUST VALUE	266,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/1186	10/05/2021	WD	Q	I	01	250,000
GRANTOR: COQUYT NELDA ANN						
GRANTEE: RAUCH TYSON						
1378/0707	2/07/2019	LE	U	I	14	0
GRANTOR: NELDA ANN COQUYT (LIF						
GRANTEE: NATALIE OLLSON& NAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S7 UOP= W11 S16 E11N16$ S28 FGR= S25 E22 N25 W22$ E22UOP= E23 N8 W23 S8$ N8 E23 FOP= S8 E6 N8 W6 $ E6 S8 E15 N35$.

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	0166	CONC,PAVMT	0	0	0	0	1,398.00	UT	2.00	2.00	100	1993	1993	3	100	2,796	

LAND DESCRIPTION

TOTAL OB/XF 2,796

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.51 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 10/10/2025 BY SYS