N DIV:COMM SW COR BLOCK 8,RUN
RUN S 155 FT TO G S & F RR
R/W, E 52.5 FT TO POB, CONT E

DACE JANIE D ESTATE C/O FRED DACE
440 NE FAIRVIEW ST
LAKE CITY, FL 32055

2027

00-00-00-11745-000

BUILDING CHARACTERISTICS

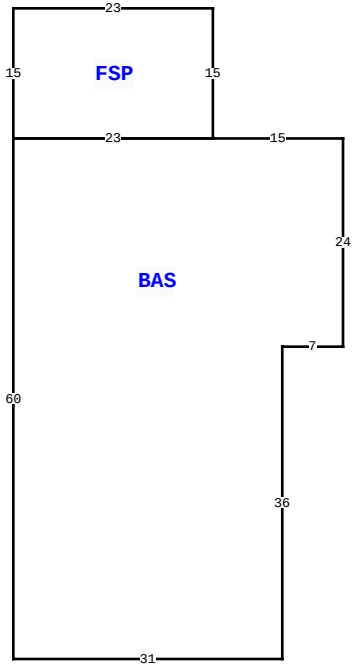
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100		2,028	86,533
FSP	345	40		138	5,888
TOTALS	2,373			2,166	92,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,166	86.2042	94.82	205,380	1940	1940	10	0	10	35.00	45.00

1 SINGLE FAM 0% - 2022 Heated Area: 2028 HX Base Yr



440 NE FAIRVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	92,421
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	3,559
TOTAL MARKET VALUE	97,380
SOH/AGL Deduction	0
ASSESSED VALUE	97,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,380
TOTAL JUST VALUE	97,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N15 W23 S15 E23$ W23 S60 E31 N36 E7 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0100	C	SFR	0		*RSF	-352.00	125.00	7,118.00	SF		1.00	1.00	1.00	0.50	0.50	3,559							

REVIEW DATE 05/26/2026 BY CM Total Acres: 0.16 Total Land Value: 3,559 Market: 0 Agricultural: 0 Common: 3,559 PRINTED 11/17/2026 BY SYS