LOT 10 10TH FAIRWAY VILLAS S/D
ORB 622-002, WD 1323-84,

DIY DEVELOPMENT LLC
P O BOX 3057
LAKE CITY, FL 32056

2027

01-4S-16-02678-110

BUILDING CHARACTERISTICS

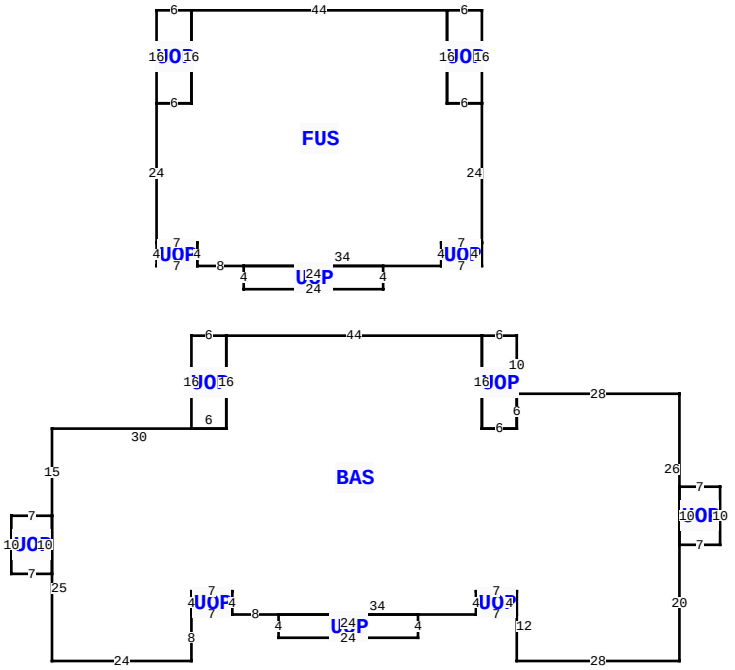
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		12 100
Bathrooms		12 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		6 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,688	100		4,688	207,665
FUS	2,216	100		2,216	98,162
UOP	28	20		6	266
UOP	28	20		6	266
UOP	28	20		6	266
UOP	28	20		6	266
UOP	70	20		14	620
UOP	70	20		14	620
UOP	96	20		19	842
UOP	96	20		19	842
TOTALS	7,732			7,070	313,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	7,070	119.1800	75.08	530,816	1984	1984	0	0	0	41.00	59.00

1 M/FAM LOW 0% - 0 Heated Area: 6904 HX Base Yr



** This building has 14 Sub-Areas

211 SW WREN CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	3,635.25	3,635.25	100	0	0	3	100	3,635	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	313,181
TOTAL MARKET OB/XF VALUE	4,835
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	353,016
SOH/AGL Deduction	0
ASSESSED VALUE	353,016
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,016
TOTAL JUST VALUE	353,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26887	MAINT/ALTR	35	03/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0084	9/26/2016	WD	Q	I	01	320,000
GRANTOR: C S M ENTERPRISES						
GRANTEE: DIY DEVELOPMENT LLC						
0622/0002	5/05/1987	WD	Q	I		220,500
GRANTOR: PERRY FRED &						
GRANTEE: C S M ENTERPRISES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UOP= W6 S16 E6 N16$S16 W30 S15 UOP= W7 S10 E7 N10$S25 E24 N8 UOP= E7 N4 W7 S4$ N4E7 S4 E8 UOP= S4 E24 N4W24$ E34 UOP= E7 N4 W7 S4$ N4E7 S12E28 N20 UOP= E7 N10 W7 S10$N26 W28 UOP= N10 W6 S16 E6 N6$ S6 W6 N16$ PTR=N40 UOP= N16 W6 S16 E6$ FUS= W6 N16 W44 UOP= W6 S16 E6 N16$ S16 W6 S24 UOP= S4 E7 N4 W7$ E7 S4 E8 UOP= S4 E24 N4 W24$ E34 UOP= E7 N4 W7 S4$ N4 E7 N24 $ S40$.

LAND DESCRIPTION

TOTAL OB/XF 4,835

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	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS