

LOT 9 NICELY ACRES S/D.
736-225, 758-2328, 762-1636, 774

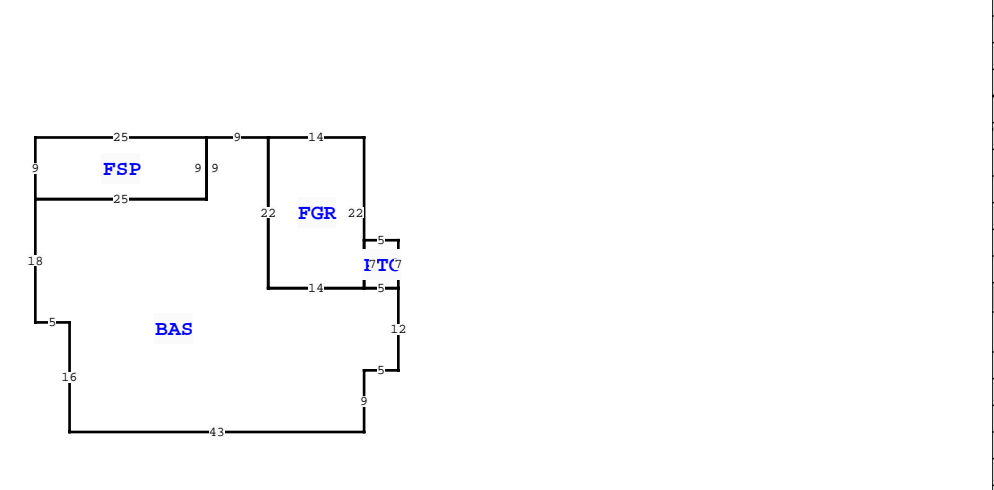
FAIRCHILD MICHAEL DOWNES
2100 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-109
[Barcode]

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,485	117.8940	132.04	328,119	2004	2004	0	0	21.00	79.00



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		02	4617.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,511	100		1,511	157,614		
FGR	308	55		169	17,629		
FSP	225	40		90	9,388		
FUS	713	100		713	74,375		
PTO	35	5		2	209		
TOTALS	2,792			2,485	259,214		

2100 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		259,214	
TOTAL MARKET OB/XF VALUE		5,900	
TOTAL LAND VALUE - MARKET		22,320	
TOTAL MARKET VALUE		287,434	
SOH/AGL Deduction		0	
ASSESSED VALUE		287,434	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		236,023	
TOTAL JUST VALUE		287,434	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,755	

SALE:1:1: LOT 9 NICELY ACRES
BLDG:1:1: PIED MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052078	Electrical Servic	0	01/15/2025
11565	SFR	355	08/23/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1454	9/16/2025	QC	U	I	11	100

GRANTOR: FAIRCHILD MICHAEL DOW
GRANTEE: FAIRCHILD MICHAEL D
1507/634 1/31/2024 WD Q I 01 389,000
GRANTOR: CURBELO CHANDRA B
GRANTEE: FAIRCHILD MICHAEL D

BLDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 S18 E5 S16 E43 N9 E5 N12 PTO= N7 W5 S7 E5\$ W5 FGR= N22 W14 S22 E14\$ W14 N22 W9 S9\$ FSP= N9 W25 S9 E25\$ PTR= N30 FUS= N31 W23 S31 E23\$ S30\$.	

L N	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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	100	2004	2004	3	100	2,400	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION		TOTAL OB/XF														5,900								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		00	0.00	0.00	1.24	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,320							