LOT 9 NICELY ACRES S/D.

736-225, 758-2328, 762-1636, 774

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

2027

04-6S-17-09597-109

BUILDING CHARACTERISTICS

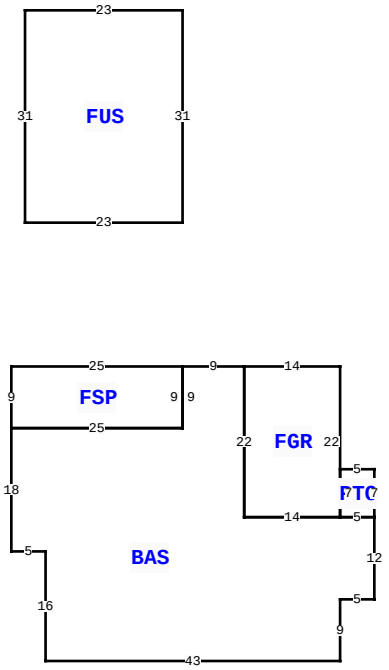
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		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	154,797
FGR	308	55		169	17,314
FSP	225	40		90	9,220
FUS	713	100		713	73,045
PTO	35	5		2	205
TOTALS	2,792			2,485	254,581

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	129.68	322,255	2004	2004	0	0	0	21.00	79.00

2 SINGLE FAM 100% - 2025 Heated Area: 2224 HX Base Yr 2025



2100 SW HALTIWANGER RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		254,581
TOTAL MARKET OB/XF VALUE		5,900
TOTAL LAND VALUE - MARKET		22,320
TOTAL MARKET VALUE		282,801
SOH/AGL Deduction		0
ASSESSED VALUE		282,801
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		231,390
TOTAL JUST VALUE		282,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,434

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						

BUILDING 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$.

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

LAND DESCRIPTION

TOTAL OB/XF 5,900

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	100		00	0.00	0.00	1.24	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,320							

REVIEW DATE 08/19/2025 BY tommy Total Acres: 1.24 Total Land Value: 22,320 Market: 0 Agricultural: 0 Common: 22,320 PRINTED 11/17/2026 BY SYS