COMM NE COR OF LOT 1 BLOCK 1 GRA
UNIT 1, RUN W 209.96 FT, S 22.31
FOR POB, RUN S 98.04 FT TO N R/W

MONTANEZ-VERA GILBERTO
1203 SW FAIRFAX GLN
LAKE CITY, FL 32025

2027

06-4S-17-08019-109

BUILDING CHARACTERISTICS

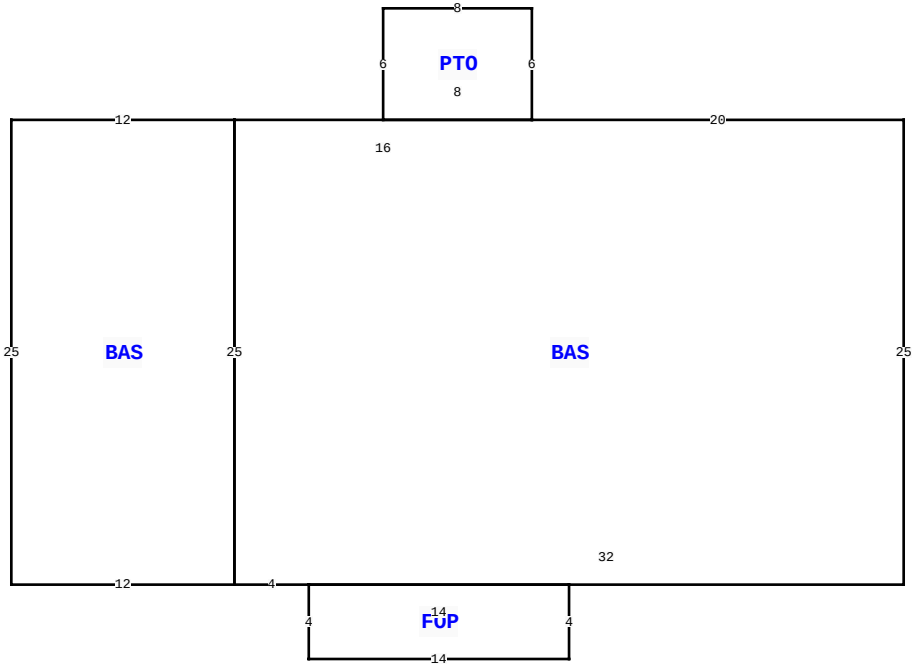
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	32,567
BAS	900	100		900	97,700
FOP	56	30		17	1,846
PTO	48	5		2	217
TOTALS	1,304			1,219	132,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,219	131.5800	144.74	176,438	1993	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2026 Heated Area: 1200 HX Base Yr



1203 SW FAIRFAX GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	132,328
TOTAL MARKET OB/XF VALUE	1,226
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	156,054
SOH/AGL Deduction	0
ASSESSED VALUE	156,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,054
TOTAL JUST VALUE	156,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
175	MAINT/ALTR	50	04/22/2013
1851	ADDN SFR	25	08/16/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/584	5/22/2025	WD	Q	I	01	216,800
GRANTOR: GALLOWAY TIMOTHY HUNT						
GRANTEE: MONTANEZ-VERA GILBE						
1390/0266	7/23/2019	WD	Q	I	01	106,000
GRANTOR: RHONDA B GREEN						
GRANTEE: TIMOTHY HUNTER GALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N6 W8 S6 E8$ W16 BAS= W12 S25 E12 N25$ S25E4
FOP= S4 E14 N4 W14$ E32 N25$.

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	376.00	UT	1.40	1.40	100	0	0	3	100	526	
2	0296	SHED METAL	0	0	6	8	1.00	UT	0.00	0.00	100	1998	1998	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,226

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		*RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/04/2025 BY TP Total Acres: 0.12 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS