BEG SE COR OF LOT 22, RUN N
ALONG R/W OF ALEXANDRIA PKWY
75.64 FT TO A CURVE, RUN NW'LY

CRENSHAW JAMES W 11
1136 SW FAIRFAX GLEN
LAKE CITY, FL 32055

**2027**

**06-4S-17-08019-122**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| 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

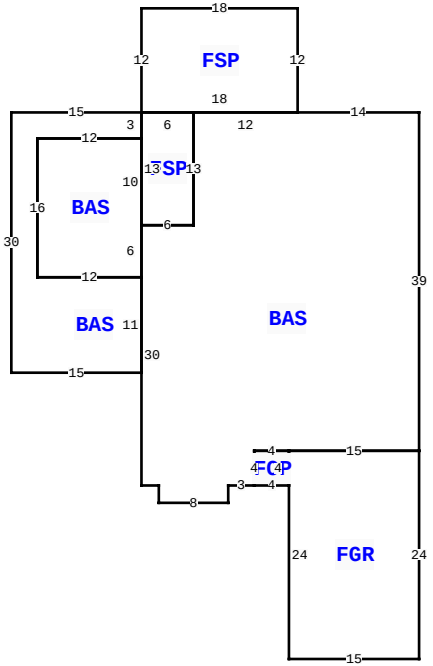
NEIGHBORHOOD/LOC 6417.0700 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 192 | 100 | | 192 | 16,934 |
| BAS | 258 | 100 | | 258 | 22,756 |
| BAS | 1,238 | 100 | | 1,238 | 109,192 |
| FGR | 360 | 55 | | 198 | 17,464 |
| FOP | 16 | 30 | | 5 | 441 |
| FSP | 78 | 40 | | 31 | 2,734 |
| FSP | 216 | 40 | | 86 | 7,585 |
| TOTALS | 2,358 | | | 2,008 | 177,106 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,008 | 114.5430 | 126.00 | 253,008 | 1988 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2010 Heated Area: 1688 HX Base Yr 2010




1136 SW FAIRFAX GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 75 | 1993 | 1993 | 3 | 75 | 2,250 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 177,106 |
| TOTAL MARKET OB/XF VALUE | 5,250 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 204,856 |
| SOH/AGL Deduction | 53,958 |
| ASSESSED VALUE | 150,898 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 99,487 |
| TOTAL JUST VALUE | 204,856 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 208,074 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 287 | NOT SURE OF PERMI | 0 | 05/30/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1182/1064 | 10/06/2009 | WD | Q | I | 01 | 105,000 |
| GRANTOR: CHESTER D NORDMEYER & | | | | | | |
| GRANTEE: JAMES W CRENSHAW 11 | | | | | | |
| 1081/2287 | 4/24/2006 | WD | Q | I | | 161,800 |
| GRANTOR: SCOTT COLLINS | | | | | | |
| GRANTEE: CHESTER D NORDMEYER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 FSP= N12 W18 S12 E18$ W12 FSP= W6 BAS= W15 S30 E15 N11 W12 N16 E12 N3$ S13 E6 N13$ S13 W6 BAS= N10 W12 S16 E12 N6$ S30 E2 S2 E8 N2E3 FOP= E4 N4 W4 S4$ N4 E4 FGR= S24 E15 N24 W15$ E15 N39$.

## LAND DESCRIPTION

TOTAL OB/XF 5,250

| 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 | | *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 11/05/2019 BY HC Total Acres: 0.16 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS