LOT 5 BLOCK 2 GRANDVIEW
VILLAGE UNIT 1. ORB 897-1455,

MACDONALD SHANA D
1082 SW FAIRFAX GLN
LAKE CITY, FL 32025

2027

06-4S-17-08019-127

BUILDING CHARACTERISTICS

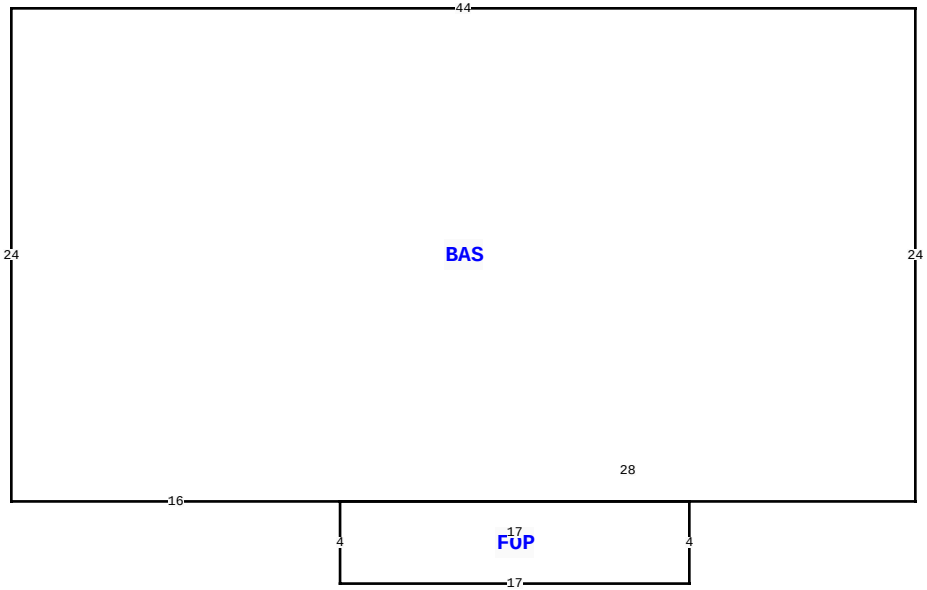
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,056	100		1,056	92,550
FOP	68	30		20	1,753
TOTALS	1,124			1,076	94,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,076	114.8520	126.34	135,942	2000	2000	0	0	0	30.63	69.37

1 SINGLE FAM 100% - 2001 Heated Area: 1056 HX Base Yr 2001



1082 SW FAIRFAX GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		94,303
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		118,903
SOH/AGL Deduction		36,082
ASSESSED VALUE		82,821
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,410
TOTAL JUST VALUE		118,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1760	SFR	220	03/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0897/1455	2/10/2000	WD	U	V	08	6,000

GRANTOR: RICHARD COLE AS TRUST

GRANTEE: S MACDONALD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E16 FOP= S4 E17 N4 W17$ E28 N24$.

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	733.00	UT	1.50	1.50	100	2000	2000	3	100	1,100	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	2000	2000	3	50	500	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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 09/20/2016 BY DF Total Acres: 0.22 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS