LOT 10 BLOCK 2 GRANDVIEW
VILLAGE UNIT 1.
ORB 629-503, 776-533, 828-1957

ROMERO ALEXANDER J/MARTINEZ ELBA Z
1110 SW FAIRFAX GLN
LAKE CITY, FL 32025

2026

06-4S-17-08019-132

BUILDING CHARACTERISTICS

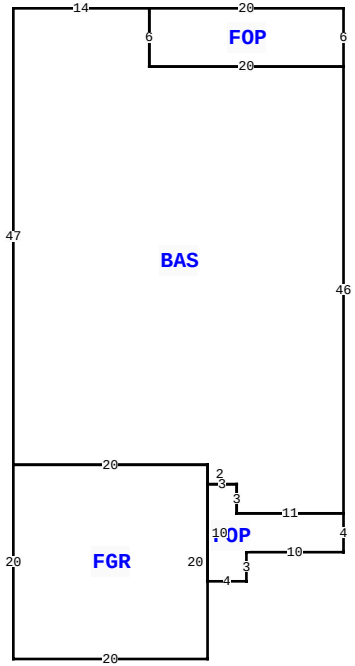
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,539	100		1,539	158,303
FGR	400	55		220	22,630
FOP	77	30		23	2,366
FOP	120	30		36	3,703
TOTALS	2,136			1,818	187,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,818	112.0000	125.44	228,050	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2008 Heated Area: 1539 HX Base Yr 2008



1110 SW FAIRFAX GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	540	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	534.00	UT	3.00	3.00	100	2007	2007	3	100	1,602	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		187,001
TOTAL MARKET OB/XF VALUE		4,442
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		213,943
SOH/AGL Deduction		75,461
ASSESSED VALUE		138,482
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,071
TOTAL JUST VALUE		213,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00348			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1115/1507	3/30/2007	WD	Q	I		164,900

GRANTOR: COMPASS BUILDERS & AS

GRANTEE: ALEXANDER ROMERO &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S47 FGR= S20 E20 N20 W20$ E20 S2 FOP= S10 E4 N3 E10 N4 W11 N3 W3 $ E3 S3 E11 N46 FOP= N6 W20 S6 E20$ W20 N6$.

LAND DESCRIPTION

TOTAL OB/XF 4,442

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: 0.14 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/23/2026 BY SYS