LOT 3 BLOCK 2 GRANDVIEW VILLAGE
626-776, 731-301, 755-761, 773-1

SMITH KI A
1085 SW FAIRFAX GLN
LAKE CITY, FL 32025

2027

06-4S-17-08019-133

BUILDING CHARACTERISTICS

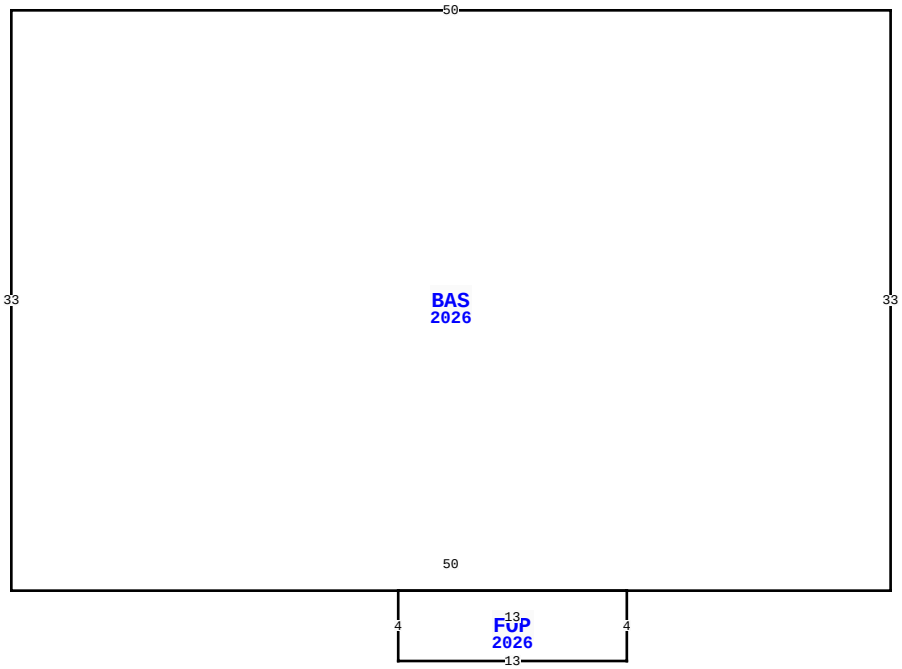
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,650	100	2026	1,650	199,221
FOP	52	30	2026	16	1,932
TOTALS	1,702			1,666	201,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	109.7600	120.74	201,153	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1650 HX Base Yr 2026



1085 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	400.00	UT	3.00	3.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		201,153
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		224,853
SOH/AGL Deduction		0
ASSESSED VALUE		224,853
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,442
TOTAL JUST VALUE		224,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/770	10/06/2025	WD	Q	I	01	254,000
GRANTOR: RJ CONSTRUCTION MAINT						
GRANTEE: SMITH KI A						
1524/1445	9/30/2024	WD	Q	V	01	33,500
GRANTOR: GONZALES CLAUDE						
GRANTEE: RJ CONSTRUCTION MAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=14,9] E50 S33 W50 N33 $
FOP=[YR=2026;ORIG=36,42] E13 S4 W13 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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 01/14/2026 BY TP Total Acres: 0.14 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS