BEG SW COR OF NW1/4, RUN N 640.1
FAB RD, E 342.56 FT, S 640.57 FT
POB. ORB 893-938, FJ DIV 1006-26

HAIRE ADAM/HAIRE BRIANNA
332 SW FAB GLN
LAKE CITY, FL 32024

2027

18-4S-16-03059-024

BUILDING CHARACTERISTICS

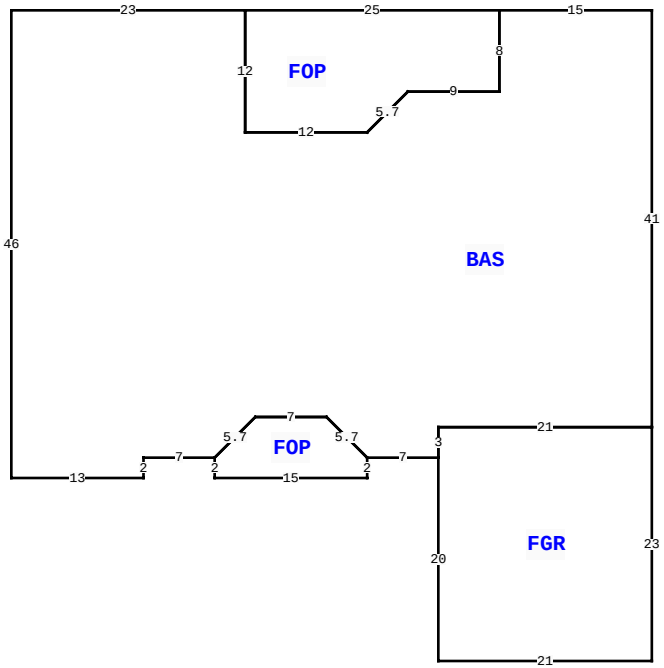
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,435	100		2,435	219,461
FGR	483	55		266	23,974
FOP	74	30		22	1,983
FOP	256	30		77	6,940
TOTALS	3,248			2,800	252,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,800	109.2480	120.17	336,476	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 2435 HX Base Yr 2025



332 SW FAB GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	825.00	UT	1.50	1.50	100	2000	2000	3	100	1,238	
3	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2001	2001	3	40	11,760	
4	0020	BARN,FR	0	100	40	60	1.00	UT	0.00	0.00	100	2014	2014	3	100	12,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,357
TOTAL MARKET OB/XF VALUE		26,198
TOTAL LAND VALUE - MARKET		70,810
TOTAL MARKET VALUE		305,820
SOH/AGL Deduction		0
ASSESSED VALUE		305,820
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,409
TOTAL JUST VALUE		349,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055276	Electrical Servic		03/19/2026
17951	POOL	140	02/16/2001
16402	SFR	290	12/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/0106	11/27/2019	WD	U	I	37	180,000
GRANTOR: JOHN P JOHNSON						
GRANTEE: ADAM & BRAINNA HAIR						
1379/1257	3/02/2019	QC	U	I	11	100
GRANTOR: CARMEN B JOHNSON						
GRANTEE: CARMEN B JOHNSON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W25 S12 E12 U4 R4 E9 N8$ S8 W9 L4 D4 W12 N12 W23 S46 E13 N2 E7 FOP= S2 E15 N2 U4 L4 W7 L4 D4 $ U4 R4 E7 R4 D4 E7 FGR= S20 E21 N23 W21 S3$ N3 E21 N41$.

LAND DESCRIPTION

TOTAL OB/XF 26,198

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		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.09	AC		1.00	1.00	1.00	445.00	445.00	2,265							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.09	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,810							

REVIEW DATE 12/17/2024 BY JB Total Acres: 7.59 Total Land Value: 27,265 Market: 45,810 Agricultural: 2,265 Common: 25,000 PRINTED 11/17/2026 BY SYS