LOT 28 FAIRFIELD HILLS S/D.
908-2257, WD 1285-554, DC 1488-2

YAWN JOHN E/YAWN WENDY SUE
231 NW FETT WAY
LAKE CITY, FL 32055

2027

20-3S-16-02194-028

BUILDING CHARACTERISTICS

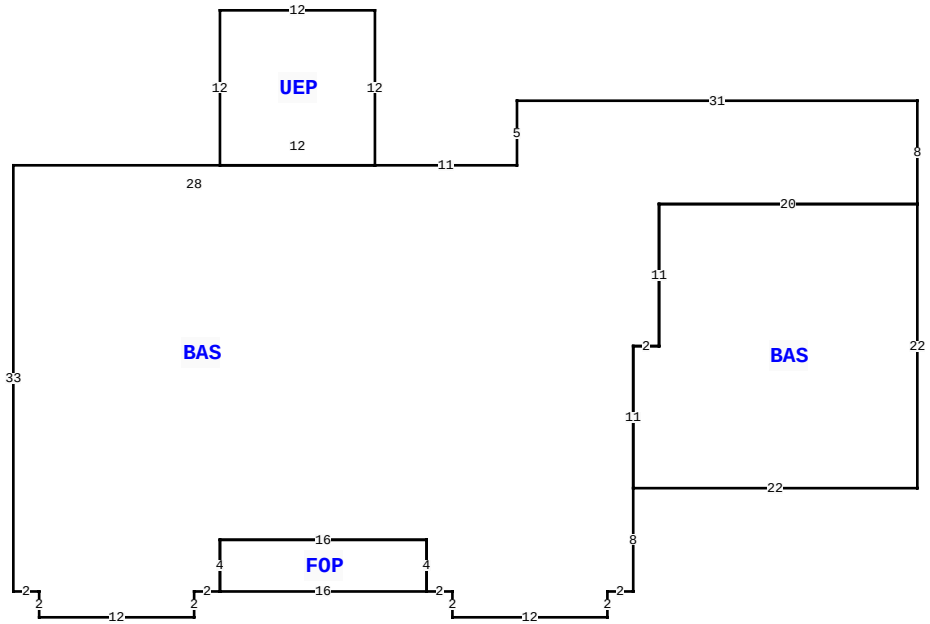
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		20316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	47,749
BAS	1,811	100		1,811	187,172
FOP	64	30		19	1,964
UEP	144	60		86	8,888
TOTALS	2,481			2,378	245,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	126.6300	139.29	331,232	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2027 Heated Area: 2273 HX Base Yr 2027



231 NW FETT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,774
TOTAL MARKET OB/XF VALUE		37,800
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		333,974
SOH/AGL Deduction		0
ASSESSED VALUE		333,974
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,563
TOTAL JUST VALUE		333,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051469	Roof Replacement	7,484	11/12/2024
000051403	Roof Replacement	29,959	11/06/2024
27510	GARAGE	200	12/08/2008
17632	SFR	329	11/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1763	12/29/2025	WD	Q	I	01	440,000
GRANTOR: GRIFFIN ROBERT W JR						
GRANTEE: YAWN JOHN E						
1488/256	4/06/2023	LE	U	I	14	100
GRANTOR: GRIFFIN JACQUELYN R (						
GRANTEE: GRIFFIN ROBERT W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 S5 W11 W28 S33 E2 S2 E12 N2 E2 N4 E16 S4
E2 S2 E12 N2 E2 N8 N11 E2 N11 E20 N8 $
BAS=[ORIG=-22,30] E22 N22 W20 S11 W2 S11 $
UEP=[ORIG=-42,5] N12 W12 S12 E12 $
FOP=[ORIG=-54,38] E16 N4 W16 S4 $
.

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	2001	2001	3	100	6,000	
2	0210	GARAGE U	0	100	30	30	900.00	UT	18.00	18.00	100	2009	2009	3	100	16,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	14,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	900	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 37,800

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-3	0.00	0.00	3.60	AC		1.00	1.00	1.00	14,000.00	14,000.00	50,400							

REVIEW DATE 01/14/2026 BY TP Total Acres: 3.60 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 11/17/2026 BY SYS