LOT 30 FAIRFIELD HILLS S/D.
656-409, 772-2127, QC 1025-1039,

KONDAS TREVOR
319 NW FETT WAY
LAKE CITY, FL 32055

2027

20-3S-16-02194-030

BUILDING CHARACTERISTICS

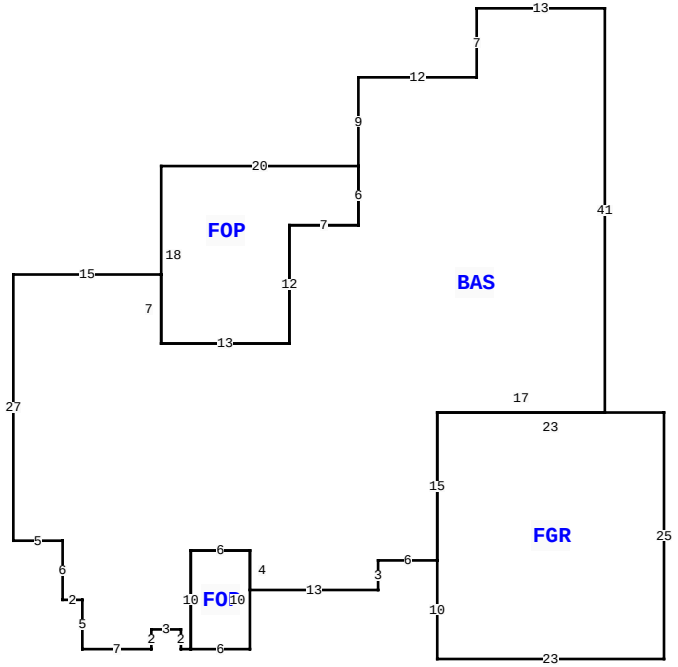
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	2,144	100		2,144	190,240
FGR	575	55		316	28,039
FOP	60	30		18	1,597
FOP	276	30		83	7,365
TOTALS	3,055			2,561	227,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,561	124.0974	136.51	349,602	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2144 HX Base Yr 2017



319 NW FETT WAY, 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	990	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,241
TOTAL MARKET OB/XF VALUE		2,990
TOTAL LAND VALUE - MARKET		62,700
TOTAL MARKET VALUE		292,931
SOH/AGL Deduction		122,563
ASSESSED VALUE		170,368
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,957
TOTAL JUST VALUE		292,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050170	Roof Replacement	16,400	06/21/2024
7700	SFR	58,000	10/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/2215	6/10/2016	WD	U	I	12	214,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: TREVOR KONDAS						
1301/1612	9/24/2015	CT	U	V	18	100
GRANTOR: CLERK OF COURTS						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S7 W12 S9 FOP= W20 S18 E13 N12 E7 N6$ S6 W7 S12 W13 N7 W15 S27 E5 S6 E2 S5 E7 N2 E3 S2 E1 FOP= E6 N10 W6 S10$ N10 E6 S4 E13 N3 E6 FGR= S10 E23 N25 W23 S15$ N15E17 N41$.

LAND DESCRIPTION

TOTAL OB/XF 2,990

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	4.18	AC		1.00	1.00	1.00	15,000.00	15,000.00	62,700							

REVIEW DATE 07/31/2024 BY JS Total Acres: 4.18 Total Land Value: 62,700 Market: 0 Agricultural: 0 Common: 62,700 PRINTED 11/17/2026 BY SYS