

LOT 7 FAIRWAY VIEW UNIT 2.
473-425, 919-2364, WD 1487-2471,

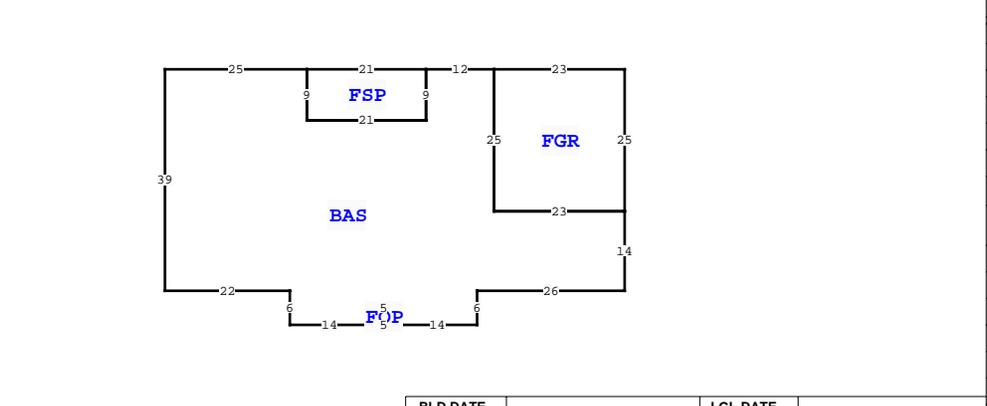
TROWELL CHARLOTTE S/TROWELL K.C.
559 NW HARRIS LAKE DRIVE
LAKE CITY, FL 32055

2026

26-3S-16-02307-007


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,052	114.9918	131.09	662,267	1982	1982	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,578	100		2,578	219,668
FBM	1,833	80		1,466	124,916
FGR	575	55		316	26,926
FOP	15	30		4	341
FSP	189	40		76	6,476
FST	189	40		76	6,476
FST	240	55		132	11,248
UST	897	45		404	34,424
TOTALS	6,516			5,052	430,474

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		430,474
TOTAL MARKET OB/XF VALUE		4,394
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		502,068
SOH/AGL Deduction		200,061
ASSESSED VALUE		302,007
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		200,596
TOTAL JUST VALUE		502,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/2471	4/06/2023	WD	U	I	11	100
GRANTOR: TROWELL CHARLOTTE S						
GRANTEE: TROWELL CHARLOTTE S						
0919/2364	1/24/2001	WD	Q	V	01	100
GRANTOR: K C TROWELL						
GRANTEE: CHARLOTTE TROWELL						

L N	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	1.00	UT	1,000.00	1,000.00	60	0	0	3	60	600	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	2,162.00	UT	2.00	2.00	60	1993	1993	3	60	2,594	

BLD DATE		LGL DATE	
		04/14/2026	MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FSP= W21 S9 E21 N9\$S9 W21 N9 W25 S39 E22 S6 E14 FOP= E5 N3 W5 S3\$ N3 E5 S3 E14 N6 E26 N14 FGR= N25 W23 S25 E23\$ W23 N25\$ PTR= N30 UST= N39 W23 FBM= W12 FSP= W21 S9 E21 N9\$ S9 W21 N9W13 FST= W12 S20 E12 N20\$ S20 W12 S19 E58 N39\$ S39 E23\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,394																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.92	35,000.00	67,200.00	67,200							