

LOT 9 FAIRWAY VIEW UNIT 2.
461-202, 815-084, 817-1164,
818-1995-1999, WD 1419-2390,

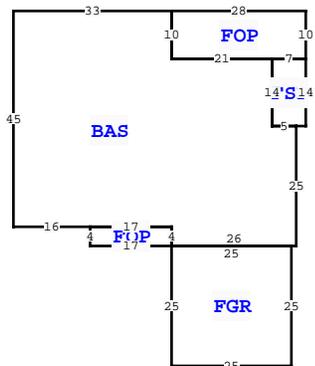
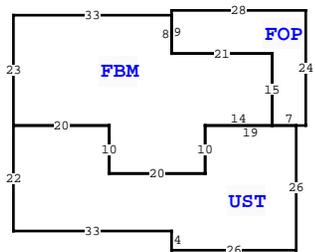
COOK JAMES
3050 BISCAYNE BLVD SUITE 402
MIAMI, FL 33137

2026

26-3S-16-02307-009


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,429	100	
FBM	1,274	80	
FGR	625	55	
FOP	68	30	
FOP	280	30	
FOP	357	30	
FSP	98	40	
UST	1,202	45	
TOTALS	6,333		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,583	131.7532	150.20	688,367	1981	1981	0	0	35.00	65.00
1 SINGLE FAM 0% - 2021 Heated Area: 3703 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 2		
BUILDING MARKET VALUE				447,439		
TOTAL MARKET OB/XF VALUE				8,532		
TOTAL LAND VALUE - MARKET				67,200		
TOTAL MARKET VALUE				523,171		
SOH/AGL Deduction				0		
ASSESSED VALUE				523,171		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				523,171		
TOTAL JUST VALUE				523,171		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				515,306		
SALE:1:1: ALSO ORB'S 818-1997-1999						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2390	9/04/2020	WD	Q	I	01	390,000
GRANTOR: GARY C & SUE B TOWNS						
GRANTEE: JAMES COOK						
0818/1995	3/07/1996	WD	U	I		224,700
GRANTOR: JAMES C & BETTY & JOH						
GRANTEE: GARY C TOWNS & SUE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W33 S45 E16 FOP= S4 E17N4 W17\$ E17 S4 FGR= S25 E25 N25 W25\$ E26 N25 FSP= E2 N14 W7 S14E5\$ W5 N14 FOP= E7 N10 W28 S10 E21\$ W21 N10\$ PTR=N60 FBM= W33 S23 UST= S22 E33 S4E26 N26 W19S10 W20 N10 W20\$ E20 S10 E20 N10 E14 FOP= E7 N24 W28 S9 E21 S15 \$ N15 W21 N8\$ S60\$.						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	INC DATE	AG DATE	
1	0166	CONC, PAVMT	0	0	0	0	2,116.00	UT	2.00	2.00	100	1993	1993	3	100	4,232				
2	0180	FPLC 1STRY	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000				
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300				
TOTALS																	04/14/2026		MLU	

LAND DESCRIPTION										TOTAL OB/XF														
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.92	35,000.00	67,200.00	67,200							