

COMM NE COR LOT 18 FAIRWAY VIEW
 ALONG S R/W SCL RR 1108.82 FT FO
 ALONG R/W 621.98 FT, S 105.48 FT

BURNS JOHN W III
 P O BOX 3658
 LAKE CITY, FL 32056

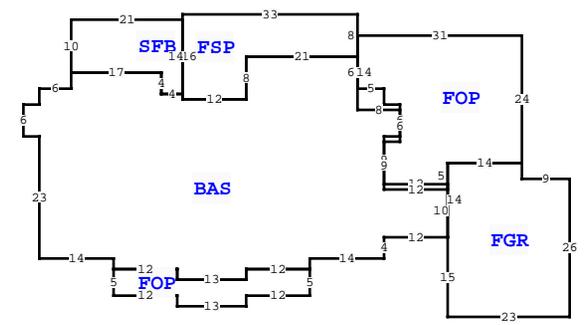
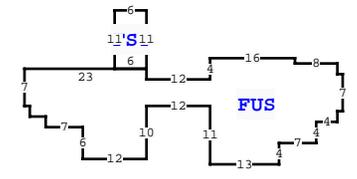
2026

26-3S-16-02308-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	19	MARBLE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	09	09	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,485	100	
FGR	640	55	
FOP	185	30	
FOP	736	30	
FSP	360	40	
FST	66	55	
FUS	794	100	
SFB	226	80	
TOTALS	5,492		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,269	183.3809	209.05	892,434	1994	1994		0	0	31.00	69.00
1 SINGLE FAM 100% - 1995 Heated Area: 3505 HX Base Yr 1995												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		615,779	
TOTAL MARKET OB/XF VALUE		59,502	
TOTAL LAND VALUE - MARKET		115,150	
TOTAL MARKET VALUE		790,431	
SOH/AGL Deduction		249,608	
ASSESSED VALUE		540,823	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		489,412	
TOTAL JUST VALUE		790,431	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		789,377	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30113	POOL	200	04/27/2012
7957	SFR	90,000	01/11/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0797/1588	12/21/1993	WD	U	V	34	0

GRANTOR: WILLIAM D GILES III
 GRANTEE: JOHN W BURNS III

0783/2075	12/21/1993	WD	Q	V	02	0
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GRANTOR: WILLIAM GILES
 GRANTEE: JOHN W BURNS III

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	4,680	
3	0118	RET WALLS	0	100	150	7	UT	7.50	7.50	100	1994	1994	3	100	7,875	
4	0282	POOL ENCL	0	100	32	49	UT	15.00	15.00	100	2012	2012	3	40	9,408	
5	0280	POOL R/CON	0	100	0	0	UT	70.00	70.00	100	2012	2012	3	71	22,663	
6	0118	RET WALLS	0	100	32	49	UT	7.00	7.00	100	2012	2012	3	100	10,976	
7	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,500	
8	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	

BLD DATE: 04/09/2025 MLU
 XF DATE:
 INC DATE:

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W5 N6 FSP= N8 W33 S16 E12 N8 E21\$ W21 S8 W12 N1 SFB= N14 W21 S10 E17 S4 E4\$ W4 N4 W17 S3 W6 S3 W3 S6 E3 S23 E14 S2 FOP= S5 E12 S2 E13N2 E12 N5 W12 S2 W13 N2 W12 \$ E12 S2 E13 N2 E12 N2 E14 N4 E12 FGR= S15 E23 N26 W9 N3 FOP= N24 W31 S14 E8 S6 W3 S9 E12 N5 E14\$ W14 S14\$ N10 W12 N9 E3 N6 W3 N3\$ PTR= N50 FUS= N4 E7 N4 E4 N2 E1 N7 W1 N2 W8 N1 W16S4W12 N2 FST= N11 W6 S11 E6\$ W23 S7 E1 S2 E3 S2 E7 S6 E12N10 E12 S11 E13\$ S50\$.														

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	0100	C	SFR	100		00	0.00	0.00	16.45	AC		1.00	1.00	1.00	7,000.00	7,000.00	115,150							