

LOT 3 FAIRWAY VIEW UNIT 4
 ORB 587-403, 667-196, 775-177
 880-420, CORR DEED 891-1155,

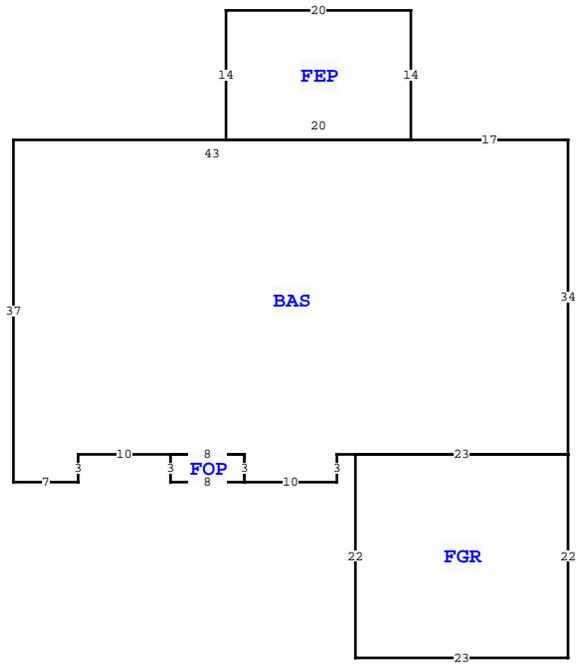
DONESTEVEZ EMILIA/CARR MICHAEL
 1372 NW FRONTIER DR
 LAKE CITY, FL 32055

2026

26-3S-16-02308-080

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 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	1.	1.	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	2,091	100	
FEP	280	80	
FGR	506	55	
FOP	24	30	
TOTALS	2,901		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2017		Heated Area: 2091					HX Base Yr 2017	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		238,848	
TOTAL MARKET OB/XF VALUE		5,100	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		285,948	
SOH/AGL Deduction		111,128	
ASSESSED VALUE		174,820	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		118,409	
TOTAL JUST VALUE		285,948	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,756	
PRMT:1:1: GARAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29090	MAINT/ALTR	55	12/21/2010
6819	GARAGE	10,000	02/04/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/2165	6/13/2016	WD Q	Q	I	01	155,000
GRANTOR: RICHARD & ANN GREENWO						
GRANTEE: EMILIA DONESTEVEZ &						
1033/2833	12/21/2004	WD Q	Q	I		159,000
GRANTOR: PATRICIA G RAYBURN						
GRANTEE: GREENWOOD						

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	0166	CONC, PAVMT	0	100	0	0	UT	1.00	0.00	100	0	0	3	100	1,600	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	100	16	25	UT	5.50	5.50	100	0	0	3	100	2,200	
4	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION																								
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	1.20	35,000.00	42,000.00	42,000							