

LOT 22 FAIRWAY VIEW UNIT 4.
767-1069, WD 1016-257, 1108-129,

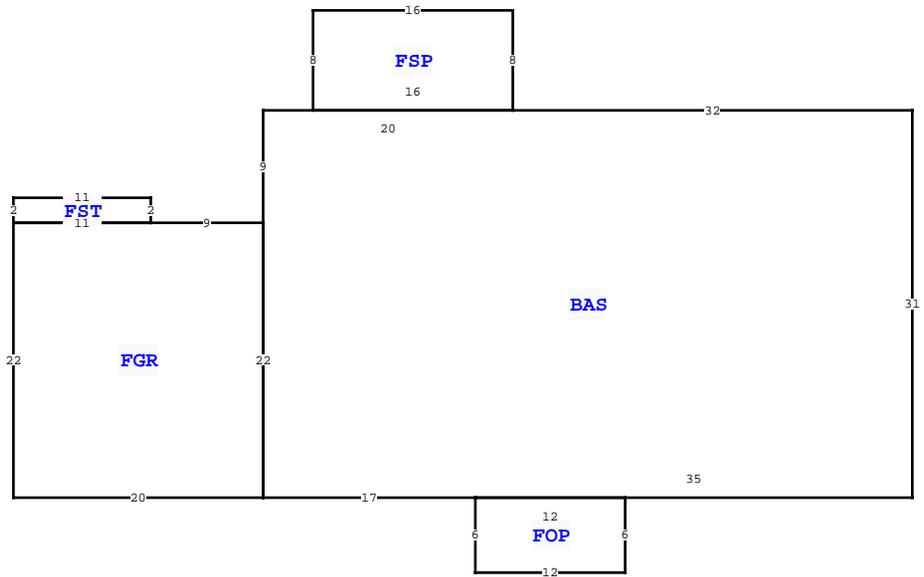
HULETT CALVIN DERRICK
1123 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-099


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	14 CARPET 20
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,939	135.2538	154.19	298,974	1993	2000	0	0	25.00	75.00
1 SINGLE FAM 100% - 2023 Heated Area: 1612 HX Base Yr 2023											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	186,416
FGR	440	55		242	27,986
FOP	72	30		22	2,544
FSP	128	40		51	5,898
FST	22	55		12	1,388
TOTALS	2,274			1,939	224,230

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	1,590.00	UT	1.40	1.40	50	0	0	3	50	1,113	
2	0060	CARPOT F	0	100	18	360.00	UT	5.00	5.00	100	1993	1993	3	100	1,800	
3	0080	DECKING	0	100	10	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		224,230	
TOTAL MARKET OB/XF VALUE		4,013	
TOTAL LAND VALUE - MARKET		29,750	
TOTAL MARKET VALUE		257,993	
SOH/AGL Deduction		20,283	
ASSESSED VALUE		237,710	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		186,299	
TOTAL JUST VALUE		257,993	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6577	SFR	40,000	11/13/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/2060	8/03/2022	WD Q	Q	I	01	244,900
GRANTOR: SIMS CRISTOPHER A						
GRANTEE: HULETT CALVIN DERRI						
1322/2324	9/22/2016	WD Q	Q	I	01	154,900
GRANTOR: PHILLIP DUANE & MARLE						
GRANTEE: CHRISTOPHER A & EDI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 FSP= N8 W16 S8 E16\$ W20 S9 FGR= W9 FST= N2 W11 S2 E11\$ W11 S22 E20 N22\$ S22 E17 FOP= S6 E12 N6 W12\$ E35 N31\$.	