

LOT 24 FAIRWAY VIEW UNIT 4.
 ORB 744-2311, 799-263,
 816-2466, 818-1820

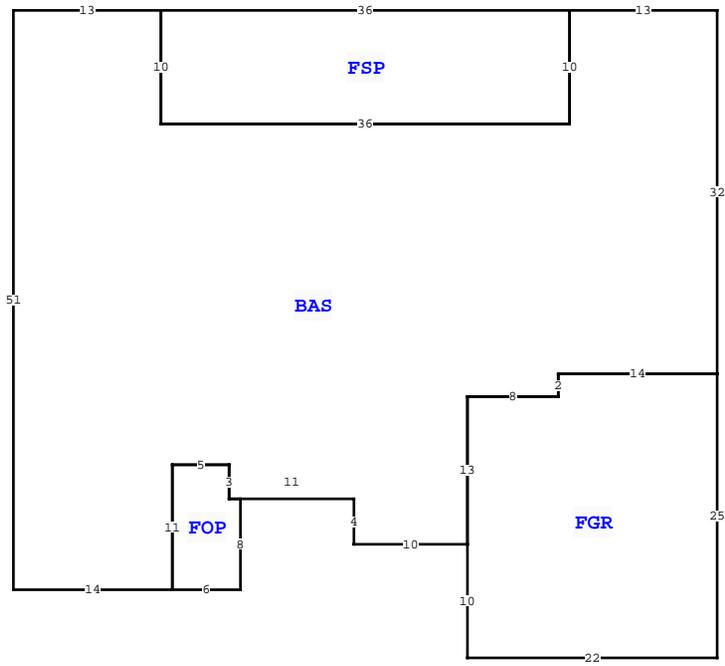
MAAS ROBERT E JR/MAAS DOROTHY A
 1171 NW FRONTIER DRIVE
 LAKE CITY, FL 32055

2026

26-3S-16-02308-101

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	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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	2,217	100	
FGR	534	55	
FOP	63	30	
FSP	360	40	
TOTALS	3,174		

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%	- 1997								
			Heated Area: 2217								
				HX Base Yr 1997							



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			278,573	
TOTAL MARKET OB/XF VALUE			6,698	
TOTAL LAND VALUE - MARKET			29,750	
TOTAL MARKET VALUE			315,021	
SOH/AGL Deduction			111,825	
ASSESSED VALUE			203,196	
TOTAL EXEMPTION VALUE	HX HB VX		56,411	
BASE TAXABLE VALUE			146,785	
TOTAL JUST VALUE			315,021	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			297,746	

SALE:3:1: LOT 24, FAIRWAY VIEW UNIT 4
 SALE:2:1: SOLD TO REALTOR WHO BUYS ALOT OF LAND
 SALE:1:1: LOW FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046408	Roof Replacement	20,690	01/31/2023
10915	SFR	365	03/21/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0818/1820	3/08/1996	WD Q	Q	V		11,500
GRANTOR: JOSEPH & ELAINE CORAC						
GRANTEE: ROBERT JR & DOROTHY						
0816/2466	2/02/1996	WD U	V	09		10,500
GRANTOR: RAYMOND C & RUZENA J						
GRANTEE: JOSEPH A & ELAINE C						

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	1,465.00	UT	1.50	1.50	100	1996	1996	3	100	2,198	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= W36 S10 E36 N10 S10 W36 N10 W13 S51 E14 FOP= E6 N8 W1 N3 W5 S11 S N11 E5 S3 E11 S4 E10 FGR= S10 E22N25 W14 S2 W8 S13 N13 E8 N2 E14 N32\$.

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	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							