

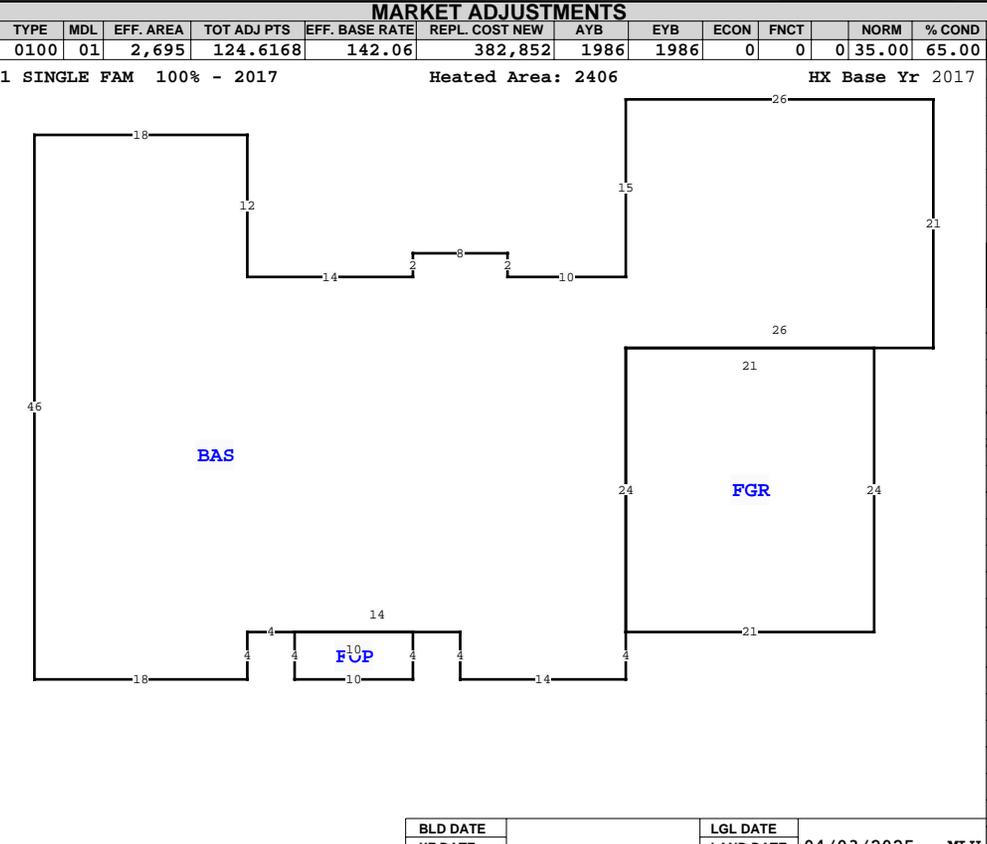
LOTS 26 & 27 FAIRWAY VIEW
 UNIT 4 & BEG SE COR OF LOT 26,
 RUN NE 203.46 FT, SE 15 FT, SW

FANNON BRIAN/FANNON APRIL
 1277 NW FRONTIER DR
 LAKE CITY, FL 32055

2026

26-3S-16-02308-103


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	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,406	100	
FGR	504	55	
FOP	40	30	
TOTALS	2,950		
			2,695
			248,854

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		382,852	1986	1986	0	0	35.00	65.00
Heated Area: 2406 HX Base Yr 2017											
											
BLD DATE: _____ LGL DATE: 04/03/2025 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			248,854
TOTAL MARKET OB/XF VALUE			8,180
TOTAL LAND VALUE - MARKET			64,750
TOTAL MARKET VALUE			321,784
SOH/AGL Deduction			126,641
ASSESSED VALUE			195,143
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			143,732
TOTAL JUST VALUE			321,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/0004	11/18/2016	WD Q	Q	I	01	189,000
GRANTOR: DONALD H RHODEN (SING)						
GRANTEE: BRIAN & APRIL FANNO						
0652/0621	5/20/1988	WD Q	Q	V		12,500
GRANTOR: DAUGHTRY O P JR &						
GRANTEE: RHODEN DONALD H &						

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	0	1.00	UT 0.00	100	0	0	3	100	3,000	
2	0180	FPLC 1STRY	0	100	0	0	0	1.00	UT 2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	0	1.00	UT 0.00	100	0	0	3	100	600	
4	0296	SHED METAL	0	100	12	18	0	216.00	UT 5.00	100	1993	1993	3	100	1,080	
5	0120	CLFENCE 4	0	100	0	0	0	1.00	UT 0.00	100	2018	2018	3	100	1,500	
TOTALS															8,180	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 S15 W10 N2 W8 S2 W14N12 W18 S46 E18 N4 E4 FOP= S4 E10 N4 W10\$ E14 S4 E14 N4 FGR= E21 N24 W21 S24 \$ N24 E26N21\$.											

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							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							