LOT 30 FAIRWAY VIEW UNIT 4.
ORB 863-1453

WILLIAMS ROBERT A/WILLIAMS MEYNA
434 SE OAK STREET
LAKE CITY, FL 32025

2027

26-3S-16-02308-107

BUILDING CHARACTERISTICS

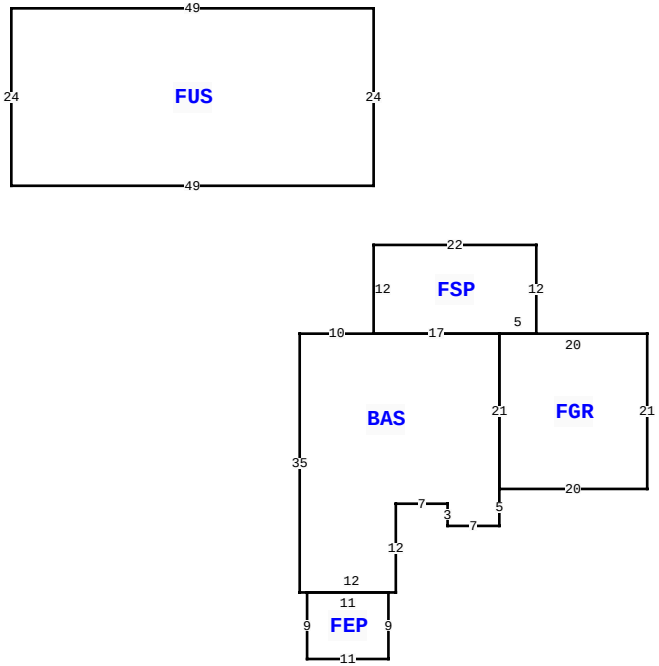
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	798	100		798	74,833
FEP	99	80		79	7,408
FGR	420	55		231	21,662
FSP	264	40		106	9,940
FUS	1,176	100		1,176	110,280
TOTALS	2,757			2,390	224,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,390	131.1537	144.27	344,805	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1974 HX Base Yr



120 NW BROOMSAGE CT, LAKE CITY

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

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,750	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	0	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	224,123
TOTAL MARKET OB/XF VALUE	3,910
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	263,033
SOH/AGL Deduction	0
ASSESSED VALUE	263,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,033
TOTAL JUST VALUE	263,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,104

SALE:1:1: SALE TOOK PLACE IN DEC '97

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27650	MAINT/ALTR	25	02/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0863/1453	12/07/1997	WD	Q	I	01	91,000
GRANTOR: CANALEJO						
GRANTEE: WILLIAMS						
0561/0896	4/01/1985	WD	Q	V		16,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S35 E1 FEP= S9 E11 N9 W11$ E12 N12 E7 S3 E7 N5 FGR= E20 N21 W20 S21$N21 FSP= E5 N12 W22 S12 E17$ W17$PTR= N20 FUS= N24 W49 S24 E49$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 3,910

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.47 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS