LOT 31 FAIRWAY VIEW UNIT 4.
624-310, 622-512, 660-196, 799-2

PETIT JENNIFER LYNN/PETIT ARAM N
115 NW WIREGRASS CT
LAKE CITY, FL 32055

2027

26-3S-16-02308-108

BUILDING CHARACTERISTICS

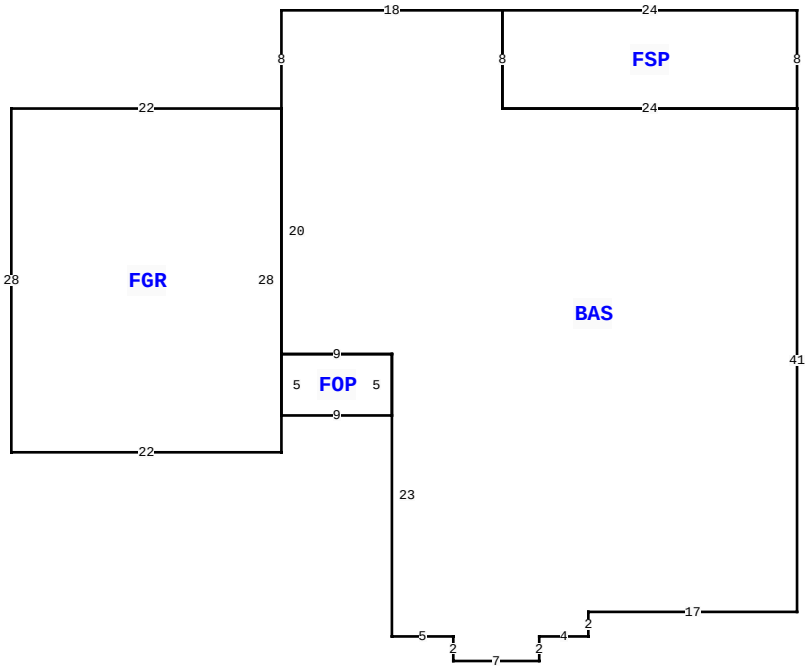
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100		1,723	153,343
FGR	616	55		339	30,170
FOP	45	30		14	1,246
FSP	192	40		77	6,853
TOTALS	2,576			2,153	191,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	124.4727	136.92	294,789	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1723 HX Base Yr 2020



115 NW WIREGRASS 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	320.00	UT	7.50	7.50	100	1993	1993	3	100	2,400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,613
TOTAL MARKET OB/XF VALUE	21,836
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	248,449
SOH/AGL Deduction	70,931
ASSESSED VALUE	177,518
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	126,107
TOTAL JUST VALUE	248,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,934

SALE:1:1: LOT 31 FAIRWAY VIEW S/D UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055151	Roof Replacement	16,000	03/03/2026
27745	MAINT/ALTR	40	04/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1726	11/01/2022	LE	U	I	14	100
GRANTOR: PETIT ARAM NOEL						
GRANTEE: PETIT ARAM NOEL (EN						
1385/1422	5/30/2019	WD	Q	I	01	211,000
GRANTOR: JAMES NICOLAS II & KI						
GRANTEE: ARAM N & JENNIFER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S8 FGR= W22 S28 E22N28$ S20 FOP= S5 E9 N5 W9 $ E9 S23 E5 S2 E7 N2 E4 N2 E17 N41 FSP= N8 W24 S8 E24$ W24 N8$.

LAND DESCRIPTION

TOTAL OB/XF 21,836

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/25/2018 BY BC Total Acres: 0.45 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS