LOT 2 FAIRWAY VIEW S/D UNIT 1.
ORB 432-478, 814-147,
LIFE ESTATE 908-2078, DC FOR

CHENAULT JANINE
195 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

26-3S-16-02309-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

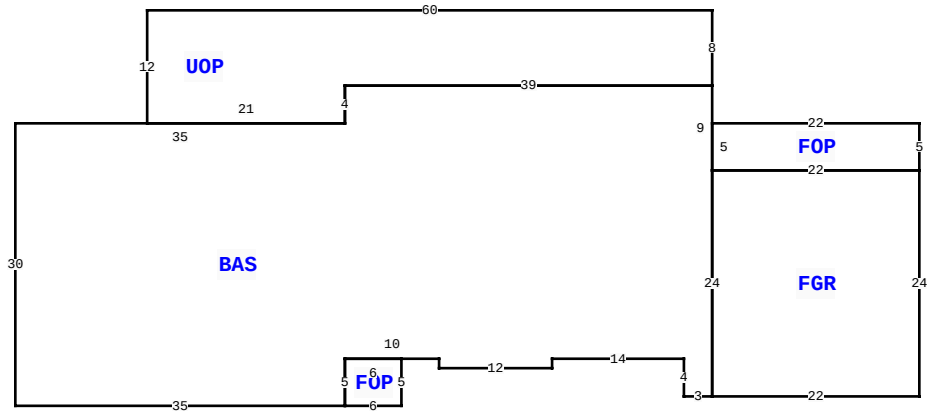
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,205	100		2,205	210,501
FGR	528	55		290	27,685
FOP	30	30		9	859
FOP	110	30		33	3,151
UOP	564	20		113	10,787
TOTALS	3,437			2,650	252,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,650	128.8320	146.87	389,206	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2205 HX Base Yr 2017



195 NW FAIRWAY DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,984
TOTAL MARKET OB/XF VALUE		4,581
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		299,565
SOH/AGL Deduction		135,895
ASSESSED VALUE		163,670
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		107,259
TOTAL JUST VALUE		299,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/2734	10/31/2016	WD	Q	I	01	150,000
GRANTOR: EVERGREEN ENTERPRISES						
GRANTEE: JANINE CHENAULT						
1029/1241	10/28/2004	WD	Q	I		172,000
GRANTOR: BOYD EUGENE & VALLIE						
GRANTEE: EVERGREEN ENTERPRIS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W60 S12 E21 N4 E39$ BAS= W39 S4 W35 S30 E35 FOP= E6 N5W6 S5$ N5 E10 S1 E12 N1 E14 S4 E3 FGR= E22 N24 W22 S24$ N24 FOP= E22 N5 W22 S5$ N9$.

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	2,381	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,581

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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.59 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 05/12/2026 BY SYS