LOT 5 FAIRWAY VIEW S/D UNIT 1.
412-87, 649-756, 746-2092, 791-3

FELTON CAROL T BIELAWNY
309 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

26-3S-16-02309-005

BUILDING CHARACTERISTICS

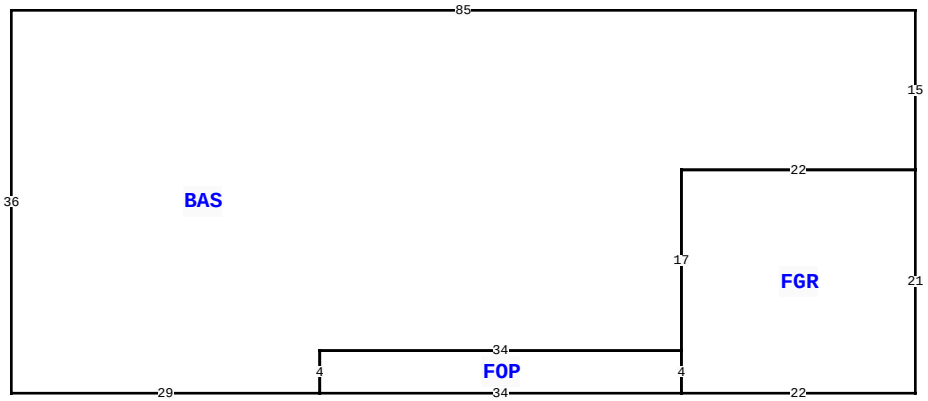
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,462	100		2,462	206,711
FGR	462	55		254	21,326
FOP	136	30		41	3,442
TOTALS	3,060			2,757	231,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,757	117.4272	129.17	356,122	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2462 HX Base Yr 1995



309 NW FAIRWAY DR, 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	4,324	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,479
TOTAL MARKET OB/XF VALUE	5,524
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	279,003
SOH/AGL Deduction	119,074
ASSESSED VALUE	159,929
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	108,518
TOTAL JUST VALUE	279,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,215

SALE:2:1: LOT 5, FAIRWAY VIEW S/D UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053482	Roof Replacement	16,600	06/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/526	12/10/2025	LE	U	I	14	100
GRANTOR: FELTON CAROL T (ENH L						
GRANTEE: LEWIS KAREN (RMDR)						
0791/0311	5/31/1994	WD	Q	I		105,000
GRANTOR: DEWEY ROBBIANO						
GRANTEE: CAROL T BIELAWNY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W85 S36 E29 FOP= E34 N4W34S4$ N4 E34 FGR= S4 E22 N21W22 S17$ N17 E22 N15$.

LAND DESCRIPTION

TOTAL OB/XF 5,524

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 09/15/2025 BY chuck Total Acres: 0.49 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS