

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

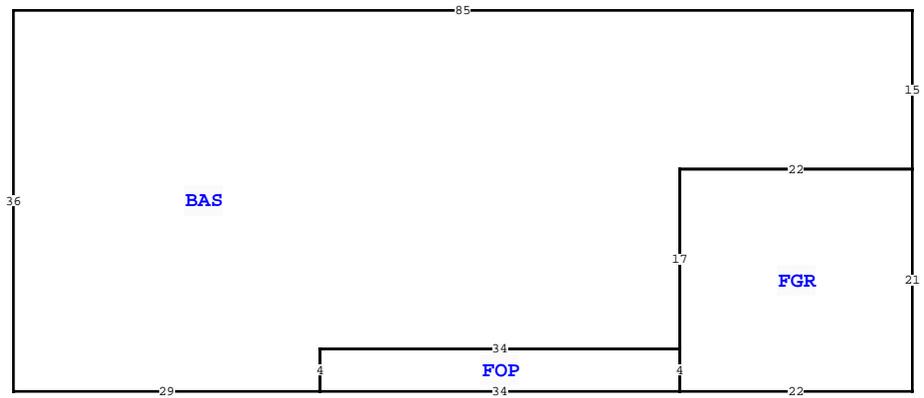
FELTON CAROL T BIELAWNY
309 NW FAIRWAY DR
LAKE CITY, FL 32055

2026

26-3S-16-02309-005
14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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	2,462	100	
FGR	462	55	
FOP	136	30	
TOTALS	3,060		

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%	1995		Heated Area: 2462					HX Base Yr	1995



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			239,902
TOTAL MARKET OB/XF VALUE			5,524
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			287,426
SOH/AGL Deduction			132,155
ASSESSED VALUE			155,271
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			103,860
TOTAL JUST VALUE			287,426
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	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						

EXTRA FEATURES		309 NW FAIRWAY DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0.00
2	0190	FPLC PF	1,200.00

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

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												
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	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							