LOT 11 FAIRWAY VIEW S/D UNIT 1
744-1228, 812-1392, DC 1045-8, P

PALMA CARLOS EDUARDO GONZALEZ/GALLARDO CARME DE CO
475 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

26-3S-16-02309-011

BUILDING CHARACTERISTICS

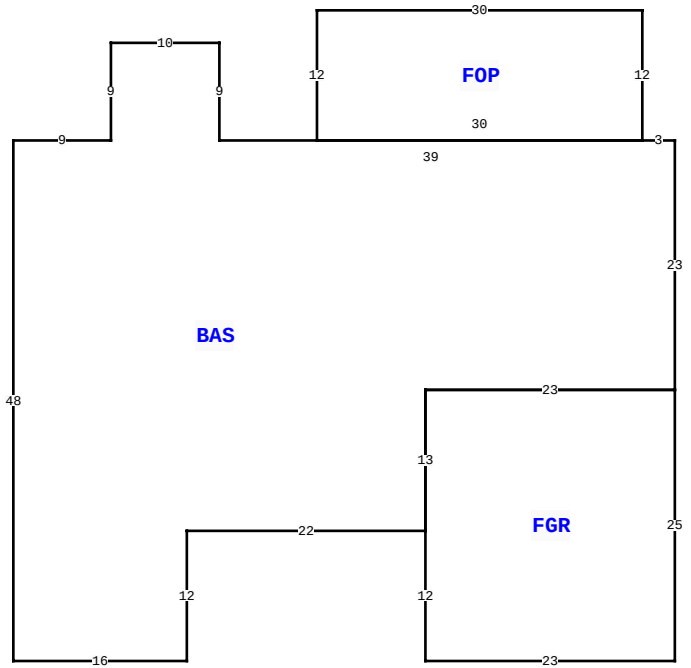
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,179	100		2,179	192,978
FGR	575	55		316	27,986
FOP	360	30		108	9,565
TOTALS	3,114			2,603	230,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	123.8622	136.25	354,659	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2179 HX Base Yr 2023



475 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	2,029	
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	1986	1986	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1986	1986	3	40	6,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		230,528
TOTAL MARKET OB/XF VALUE		24,865
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		297,393
SOH/AGL Deduction		3,592
ASSESSED VALUE		293,801
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,390
TOTAL JUST VALUE		297,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,589

SALE:2:1: LOT 11 FAIRWAY VIEW UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1614	9/14/2022	WD	Q	I	01	285,000
GRANTOR: BANNISTER COREY						
GRANTEE: PALMA CARLOS EDUARD						
1322/1105	9/19/2016	WD	U	I	30	167,000
GRANTOR: LARRY C BRENES (INDIV						
GRANTEE: COREY & VICKI BANNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FOP= N12 W30 S12 E30$ W39 N9 W10 S9 W9 S48 E16 N12 E22 FGR= S12 E23 N25 W23S13$ N13 E23 N23$.

LAND DESCRIPTION

TOTAL OB/XF 24,865

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 01/06/2023 BY CP Total Acres: 0.56 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS