

LOT 13 FAIRWAY VIEW S/D UNIT I &
SAID LOT 13, N 150 FT, E 25 FT,
FT TO POB.

PATEL PRAVINCHANDRA J/PATEL NIRMALA
3144 W US HWY 90
LAKE CITY, FL 32055

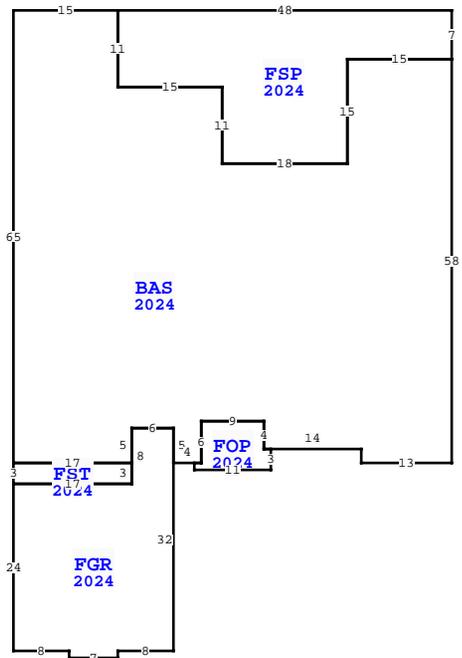
2026

26-3S-16-02309-013



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3.5	100	
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units	0	100	
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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	3,317	100	2024
FGR	607	55	2024
FOP	67	30	2024
FSP	666	40	2024
FST	51	55	2024
TOTALS	4,708		

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%	- 2025								
Heated Area: 3317										HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		504,525	
TOTAL MARKET OB/XF VALUE		107,016	
TOTAL LAND VALUE - MARKET		47,250	
TOTAL MARKET VALUE		658,791	
SOH/AGL Deduction		71,790	
ASSESSED VALUE		587,001	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		535,590	
TOTAL JUST VALUE		658,791	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		656,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050989	Generator	0	10/07/2024
000049799	Screen Enclosure	15,000	05/14/2024
000045211	New Residential C	739,631	08/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1016	6/20/2023	WD	Q	V	04	25,000
GRANTOR: SYAN RESORT, LLC						
GRANTEE: PATEL PRAVINCHANDRA						
0899/1274	3/22/2000	WD	Q	V		31,500
GRANTOR: BENZEL						
GRANTEE: PATEL'S						

EXTRA FEATURES																
L N	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	0280	POOL R/CON	0	100	26	60	UT	70.00	70.00	100	2025	2024		98	107,016	

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.08	35,000.00	37,800.00	37,800							
2	0000	C	VAC RES	100		00	0.00	0.00	0.25	LT		1.00	1.00	1.08	35,000.00	37,800.00	9,450							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=70,10] W15 S65 E17 N5 E6 S5 E4 N6 E9 S4 E14 S2 E13 N58 W15 S15 W18 N11 W15 N11 \$									
FSP=[YR=2024;ORIG=118,10] W48 S11 E15 S11 E18 N15 E15 N7 \$									
FGR=[YR=2024;ORIG=78,70] W6 S8 W17 S24 E8 S1 E7 N1 E8 N32 \$									
FOP=[YR=2024;ORIG=91,69] W9 S6 W1 S1 E11 N3 W1 N4 \$									
FST=[YR=2024;ORIG=55,78] E17 N3 W17 S3 \$									