

LOT 14 FAIRWAY VIEW S/D UNIT 1 &  
 LOT 13 FAIRWAY VIEW UNIT 1, N 15  
 CONT N 150 FT E 25 FT, S 150 FT,

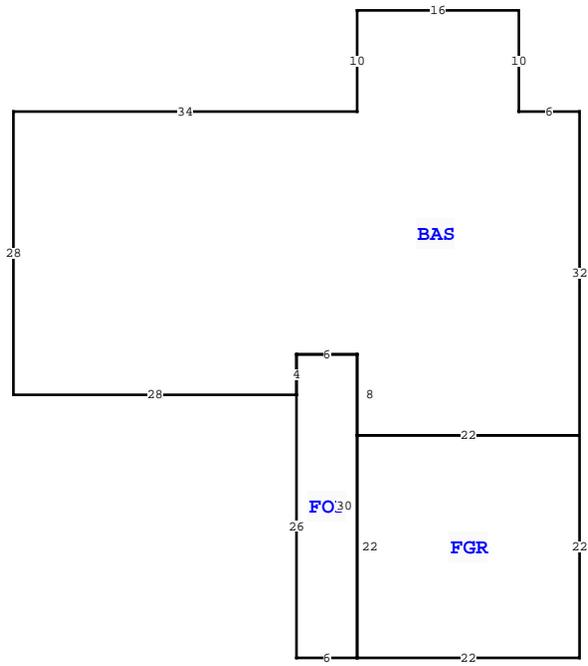
PATEL PUNITA  
 569 NW FAIRWAY DR  
 LAKE CITY, FL 32055

**2026**

26-3S-16-02309-014  


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	124,797
FGR	484	55		266	18,525
FOP	180	30		54	3,760
TOTALS	2,456			2,112	147,082

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,112	113.0535	126.62	267,421	1979	1979		0	0	10	35.00	55.00
1 SINGLE FAM 100% - 2026 Heated Area: 1792 HX Base Yr 2026													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		147,082	
TOTAL MARKET OB/XF VALUE		8,911	
TOTAL LAND VALUE - MARKET		47,250	
TOTAL MARKET VALUE		203,243	
SOH/AGL Deduction		0	
ASSESSED VALUE		203,243	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		151,832	
TOTAL JUST VALUE		203,243	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053751	Generator		08/01/2025
31506	MAINT/ALTR	100	10/09/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/862	12/16/2025	WD	U	I	11	100
GRANTOR: PATEL PRAVEN J						
GRANTEE: PATEL PUNITA						
1511/1297	3/28/2024	WD	Q	I	01	25,000
GRANTOR: SYAN RESORT, LLC						
GRANTEE: PATEL PRAVINCHANDRA						

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,411	
2	0258	PATIO	0	100	10	12	120.00	UT	2.50	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	1,500	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF													
8,911													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W6 N10 W16 S10 W34 S28 E28 FOP= S26 E6 N30 W6 S4\$ N4E6 S8 FGR= S22 E22 N22 W22\$ E22 N32\$.													

LAND DESCRIPTION																								
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	1.08	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							