LOT 15 FAIRWAY VIEW S/D UNIT 1

692-112, 748-1888, 916-111,

IZEIYAMU OSAYANDE
597 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

26-3S-16-02309-015

BUILDING CHARACTERISTICS

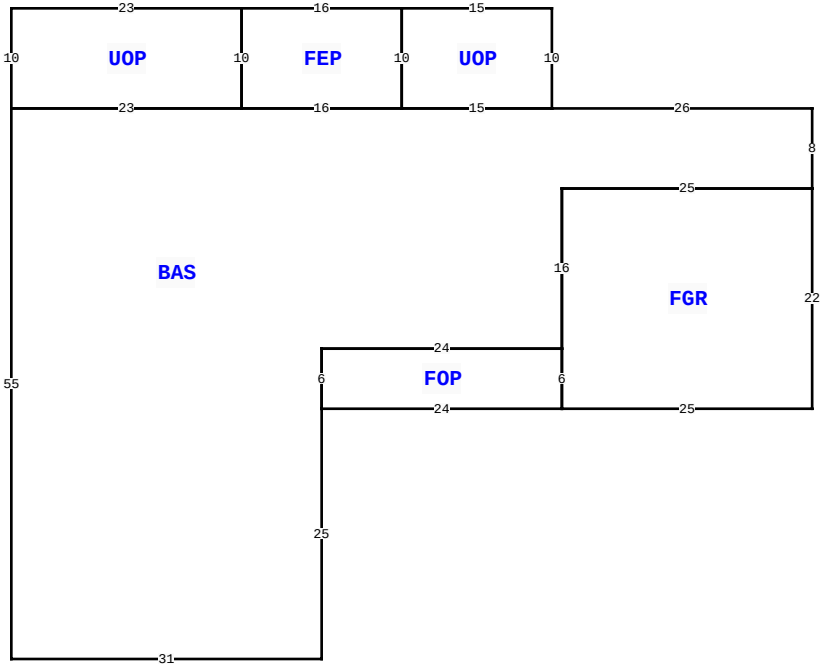
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	2,481	100		2,481	216,514
FEP	160	80		128	11,170
FGR	550	55		302	26,356
FOP	144	30		43	3,752
UOP	150	20		30	2,618
UOP	230	20		46	4,014
TOTALS	3,715			3,030	264,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,030	122.0560	134.26	406,808	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2481 HX Base Yr 2017



597 NW FAIRWAY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	264,425
TOTAL MARKET OB/XF VALUE	25,475
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	331,900
SOH/AGL Deduction	134,647
ASSESSED VALUE	197,253
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	145,842
TOTAL JUST VALUE	331,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,706

SALE:1:1: LOT 15 FAIRWAY VIEW UNIT I

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050688	Roof Replacement	20,763	08/28/2024
23225	POOL ENCL	95	06/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0523	8/31/2016	WD	Q	I	01	185,000
GRANTOR: BERGE MARCARIAN & KAR						
GRANTEE: OSAYANDE IZEIYAMU						
0916/1111	12/15/2000	WD	Q	I		145,000
GRANTOR: P CHAMBERS CALDWELL						
GRANTEE: BERGE MARCARIAN & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N10 W15 S10 E15$ W15 FEP= N10 W16 S10 E16$ W16 UOP= N10 W23 S10 E23$ W23 S55 E31 N25 FOP= E24 N6 W24 S6$ N6 E24 FGR= S6 E25 N22 W25 S16$ N16 E25 N8$.

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	1,000.00	1,000.00	60	0	0	3	60	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1973	1973	3	40	14,336	
5	0120	CLFENCE 4	0	100	0	0	250.00	UT	4.50	4.50	100	1993	1993	3	100	1,125	
6	0282	POOL ENCL	0	100	28	48	1,344.00	UT	15.00	15.00	100	2005	2005	3	40	8,064	

LAND DESCRIPTION

TOTAL OB/XF 25,475

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 10/07/2024 BY JS Total Acres: 0.51 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS