LOT 16 FAIRWAY VIEW S/D UNIT 1
490-645, QC 828-2099, 829-1117 T

PAX GEORGE EDWARD
625 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

26-3S-16-02309-016

BUILDING CHARACTERISTICS

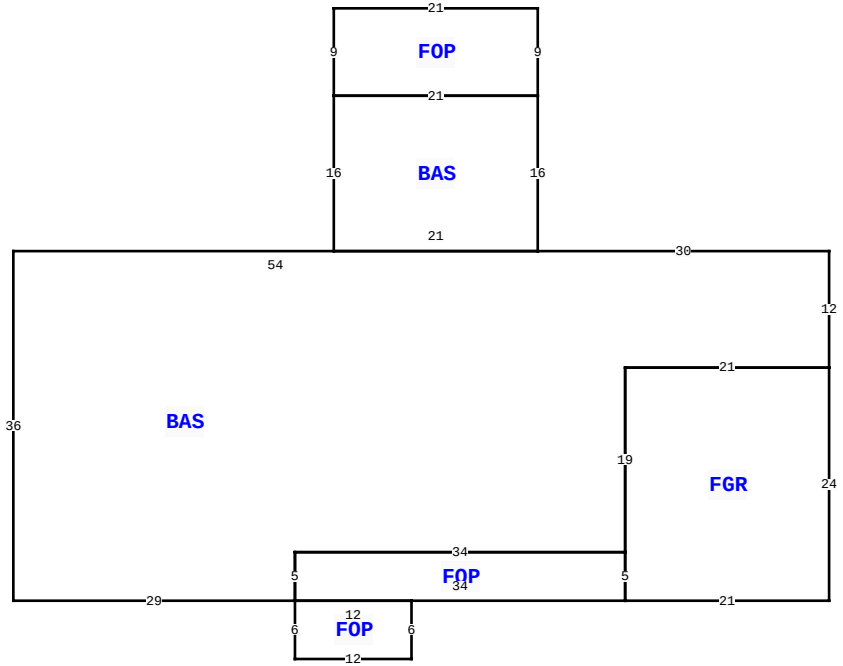
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	336	100		336	31,632
BAS	2,350	100		2,350	221,236
FGR	504	55		277	26,078
FOP	72	30		22	2,071
FOP	170	30		51	4,801
FOP	189	30		57	5,366
TOTALS	3,621			3,093	291,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,093	122.2650	134.49	415,978	1973	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2026 Heated Area: 2686 HX Base Yr 2026



625 NW FAIRWAY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		291,185
TOTAL MARKET OB/XF VALUE		17,680
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		350,865
SOH/AGL Deduction		79,287
ASSESSED VALUE		271,578
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,167
TOTAL JUST VALUE		350,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055078	Remodel	500	02/23/2026
000054503	Solar Power Syste	32,850	11/17/2025
000053999	Right-of-Way Acce		09/08/2025
000054004	Storage Building	17,900	09/08/2025
000048609	Electrical Servic	0	11/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/917	8/29/2025	WD	Q	I	01	475,000
GRANTOR: WILLIS WADE						
GRANTEE: PAX GEORGE EDWARD						
1497/174	8/15/2023	WD	U	I	30	0
GRANTOR: BGWF LLC						
GRANTEE: WILLIS WADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= N16 FOP= N9 W21 S9 E21$ W21 S16 E21$ W54 S36 E29 FOP= S6 E12 N6 W12$ FOP= E34 N5 W34 S5$ N5 E34FGR= S5 E21 N24 W21 S19$ N19 E21 N12$.

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	700	
2	0169	FENCE/WOOD	0	100	12	15	64.00	UT	7.50	7.50	100	1993	1993	3	100	480	
3	0020	BARN,FR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	10,500.00	10,500.00	100	2026	2025		100	10,500	

LAND DESCRIPTION

TOTAL OB/XF 17,680

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 12/18/2025 BY JB Total Acres: 0.51 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS