LOT 19 FAIRWAY VIEW S/D UNIT 1
820-766, 866-1775, WD 1084-1982,

FRENCH MYRNA LEE
694 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

26-3S-16-02309-019

BUILDING CHARACTERISTICS

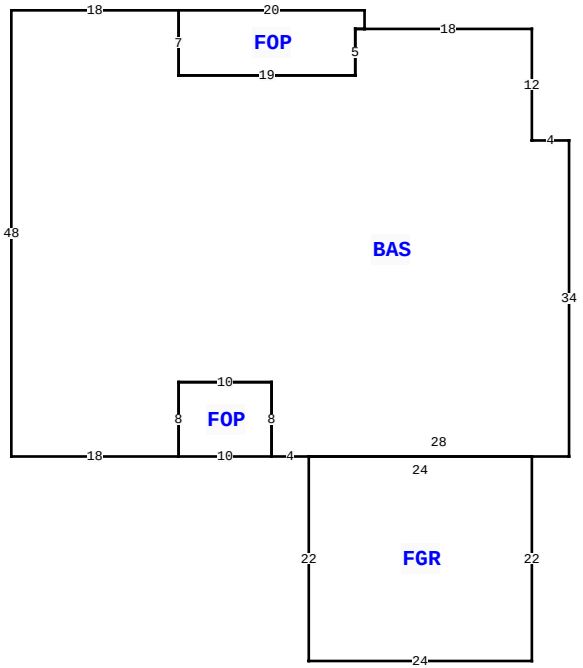
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,573	100		2,573	314,257
FGR	528	55		290	35,420
FOP	80	30		24	2,932
FOP	135	30		40	4,886
TOTALS	3,316			2,927	357,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,927	130.6250	143.69	420,581	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2022 Heated Area: 2573 HX Base Yr



694 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	357,494
TOTAL MARKET OB/XF VALUE	3,637
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	396,131
SOH/AGL Deduction	0
ASSESSED VALUE	396,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,131
TOTAL JUST VALUE	396,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052124	Roof Replacement	19,550	01/22/2025
28055	SFR	897	09/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/2256	12/17/2021	WD	Q	I	01	320,000
GRANTOR: PATTERSON STEVE E						
GRANTEE: FRENCH MYRNA LEE						
1450/1095	10/19/2021	LE	U	I	14	100
GRANTOR: PATTERSON ROBERT E						
GRANTEE: PATTERSON STEVE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N2 W20 S7 E19 N5 E1$ W1 S5 W19 N7 W18 S48 E18
FOP= E10 N8 W10 S8$ N8 E10 S8 E4 FGR= S22 E24 N22 W24$ E28
N34 W4 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	0	0	0	1,172.00	UT	2.25	2.25	100	2010	2010	3	100	2,637	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,637

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	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/24/2025 BY jerry Total Acres: 0.41 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS