

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

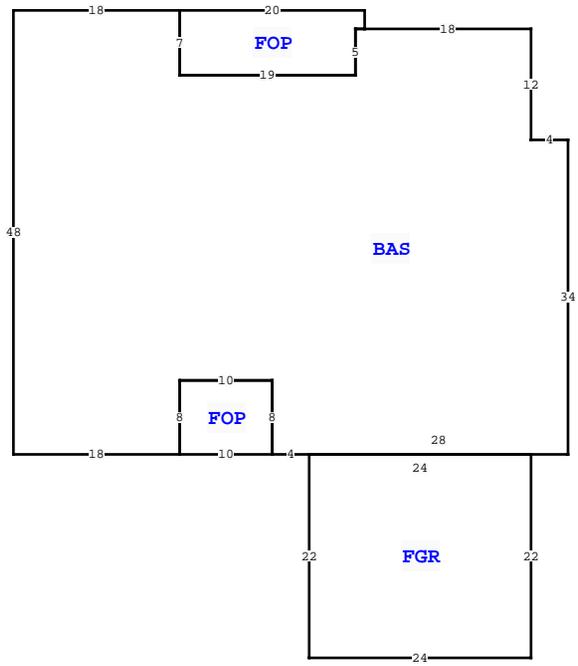
FRENCH MYRNA LEE  
694 NW FAIRWAY DR  
LAKE CITY, FL 32055

**2026**

26-3S-16-02309-019  
VALUATION SUMMARY PAGE 1 of 1

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
BAS	2,573	100
FGR	528	55
FOP	80	30
FOP	135	30
TOTALS	3,316	

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	146.30	428,220	2010	2010	0	0	15.00	85.00		
1 SINGLE FAM 0% - 2022 Heated Area: 2573 HX Base Yr													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	363,987	
TOTAL MARKET OB/XF VALUE	3,637	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	402,624	
SOH/AGL Deduction	0	
ASSESSED VALUE	402,624	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	402,624	
TOTAL JUST VALUE	402,624	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	406,906	

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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	1,172.00	UT	2.25	2.25	2,637
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	1,000

TOTAL OB/XF																								
3,637																								
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
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\$.	

LAND DESCRIPTION		TOTAL OB/XF																							
		3,637																							
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								