

LOT 25 FAIRWAY VIEW SUB UNIT 1.
415-551, 742-42,43, 771-2004, 77

DEPRATTER CORY ROBERT
540 NW FAIRWAY DR
LAKE CITY, FL 32055-8690

2026

26-3S-16-02309-025
VALUATION SUMMARY

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 90		
21	STONE 10		
08	IRREGULAR 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
15	HARDTILE 100		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Frame	01	NONE 100
	Stories	1.	1. 100
	Architectual Units	05	CONV 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	1,838	100	1,838 167,772
FGR	600	55	330 30,122
USP	225	35	79 7,211
TOTALS	2,663		2,247 205,105

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2017								
Heated Area: 1838 HX Base Yr 2017											

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VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			205,105
TOTAL MARKET OB/XF VALUE			3,200
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			243,305
SOH/AGL Deduction			105,810
ASSESSED VALUE			137,495
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			86,084
TOTAL JUST VALUE			243,305
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32250	MAINT/ALTR	40	09/02/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1469	11/08/2024	QC	U	I	11	100
GRANTOR: DEPRATTER ANGELA NKA						
GRANTEE: DEPRATTER CORY ROBE						
1525/1513	10/18/2024	QC	U	I	11	100
GRANTOR: MAIFELD ANGELA JEAN						
GRANTEE: MAIFELD ANGELA						

EXTRA FEATURES		540 NW FAIRWAY DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0166	CONC, PAVMT	0 100
3	0190	FPLC PF	0 100

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	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,250	
3	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
TOTAL OB/XF 3,200																

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/03/2025 MLU	

BUILDING DIMENSIONS	
BAS= W11 N11 W22 S43 E28 S3 E20FGR= S3 E20 N30 W20 S27\$ N35	
USP= N15 W15 S15 E15\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,200																						
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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							