LOT 30 FAIRWAY VIEW S/D UNIT 1.
460-68, 471-192, 893-1924, DC 12

SETNEY N JANICE
418 NW FAIRWAY DRIVE
LAKE CITY, FL 32055

2027

26-3S-16-02309-030

BUILDING CHARACTERISTICS

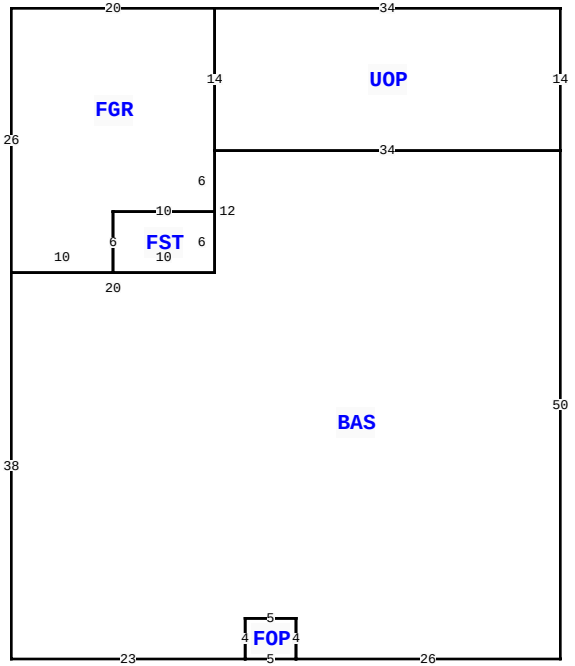
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	2,440	100		2,440	219,011
FGR	460	55		253	22,709
FOP	20	30		6	539
FST	60	55		33	2,962
UOP	476	20		95	8,527
TOTALS	3,456			2,827	253,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,827	125.5380	138.09	390,380	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 2440 HX Base Yr 2000



418 NW FAIRWAY DR, LAKE CITY

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

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	1,200	
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	0166	CONC,PAVMT	0	100	0	0	3,586.00	UT	2.00	2.00	100	1993	1993	3	100	7,172	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	253,747
TOTAL MARKET OB/XF VALUE	9,572
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	298,319
SOH/AGL Deduction	122,720
ASSESSED VALUE	175,599
TOTAL EXEMPTION VALUE	HX HB WX DX 61,411
BASE TAXABLE VALUE	114,188
TOTAL JUST VALUE	298,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38576	MAINT/ALTR	80	09/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/454	12/16/2021	LE	U	I	14	100
GRANTOR: SETNEY N JANICE						
GRANTEE: STENEY N JANICE						
0893/1924	12/16/1999	WD	Q	I		142,000
GRANTOR: MORRIS						
GRANTEE: SETNEY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N14 W34 S14 E34$ BAS= W34 FGR= N14 W20 S26 E10 FST= E10 N6 W10 S6$ N6 E10 N6$ S12 W20 S38 E23 FOP= E5 N4 W5 S4$ N4 E5 S4 E26 N50$.

LAND DESCRIPTION

TOTAL OB/XF 9,572

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/30/2019 BY RP Total Acres: 0.41 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS