

LOT 31 FAIRWAY VIEW S/D UNIT 1
ORB 460-68, 471-192,
WD 1018-490.

MCCLELLAND JANE B
392 NW FAIRWAY DR
LAKE CITY, FL 32055

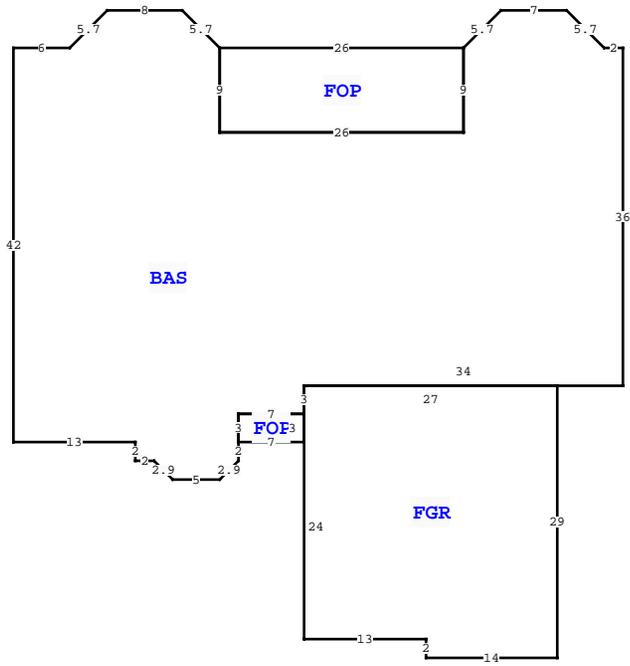
2026

26-3S-16-02309-031



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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
BAS	2,399	100	
FGR	757	55	
FOP	21	30	
FOP	234	30	
TOTALS	3,411		

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%	- 2006									
Heated Area: 2399												
HX Base Yr 2006												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			309,360
TOTAL MARKET OB/XF VALUE			4,398
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			348,758
SOH/AGL Deduction			123,734
ASSESSED VALUE			225,024
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			173,613
TOTAL JUST VALUE			348,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22460	SFR	662	11/05/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1018/0490	6/09/2004	WD Q	Q	V		33,500
GRANTOR: EARL J JR & WANDA L M						
GRANTEE: JANE B MCCLELLAND						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W2 L4 U4 W7 D4 L4 FOP= W26 S9 E26 N9\$ S9 W26 N9 L4 U4 W8 D4 L4 W6 S42 E13 S2 E2 R2 D2 E5 U2 R2 N2 FOP= E7 N3 W7 S3\$ N3 E7 FGR= S24 E13 S2 E14 N29 W27 S3\$ N3 E34 N36\$.	

EXTRA FEATURES														
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	0		2.50	100	2005	2005	3	100	4,398

LAND DESCRIPTION													TOTAL OB/XF												
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								