LOT 32 FAIRWAY VIEW S/D UNIT 1
ORB 396-628, 732-638, 875-2389,

WILLCOX MICHAEL K/WILLCOX LINDA D
364 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

26-3S-16-02309-032

BUILDING CHARACTERISTICS

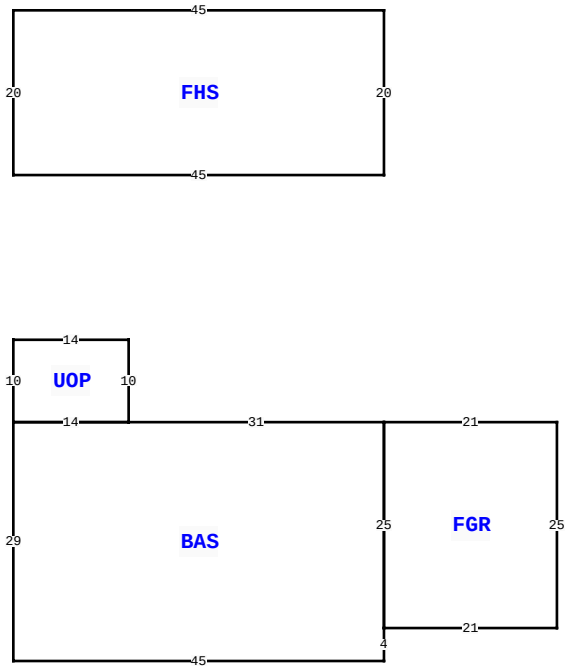
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,305	100		1,305	138,895
FGR	525	55		289	30,759
FHS	900	60		540	57,473
UOP	140	20		28	2,980
TOTALS	2,870			2,162	230,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	129.0123	141.91	306,809	1973	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2017 Heated Area: 2205 HX Base Yr 2017



364 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	200.00	UT	7.50	7.50	100	1993	1993	3	100	1,500	
3	0166	CONC,PAVMT	0	100	0	0	1,475.00	UT	2.00	2.00	100	1993	1993	3	100	2,950	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		230,107
TOTAL MARKET OB/XF VALUE		5,650
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		270,757
SOH/AGL Deduction		85,985
ASSESSED VALUE		184,772
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,361
TOTAL JUST VALUE		270,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31702	MAINT/ALTR	60	01/22/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0822	1/22/2016	WD	Q	I	01	184,900
GRANTOR: ROBERT & KAREN CHAPMA						
GRANTEE: MICHAEL K & LINDA D						
1282/1535	9/23/2014	WD	U	I	12	96,400
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ROBERT & KAREN CHAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N10 W14 S10 E14$ W14 S29 E45 N4 FGR= E21N25 W21 S25$ N25$ PTR=N30 FHS= N20 W45 S20 E45$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 5,650

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 05/31/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS