

LOT 36 FAIRWAY VIEW S/D UNIT 1.
686-421, 874-241, 918-2093, LE 1

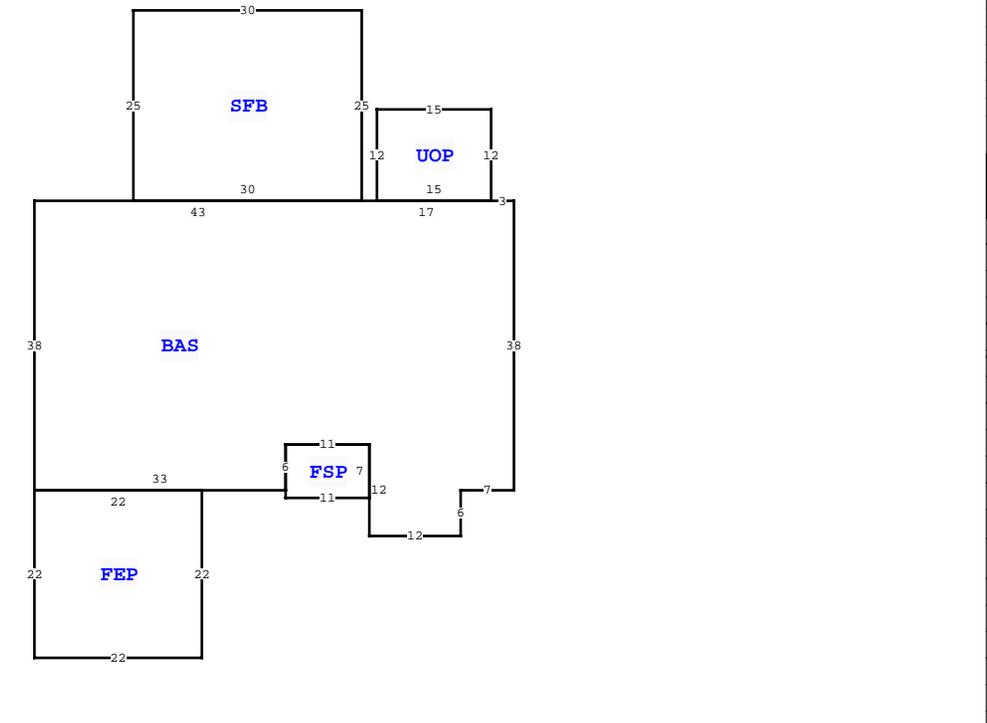
PATEL DAMYANTI G
196 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

26-3S-16-02309-036
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.1	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,454	116.7075	133.05	459,555	2001	2001	0	0	27.60	72.40



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
06 06	0100		26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	231,188
FEP	484	80		387	37,279
FSP	77	40		31	2,987
SFB	750	80		600	57,797
UOP	180	20		36	3,468
TOTALS	3,891			3,454	332,718

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	3,188.00	UT	1.50	1.50	65	2001	2001	3	65	3,108	
2	0119	MASONRY WA	0 100	0	0	7,650.00	UT	0.45	0.45	50	2001	2001	3	50	1,721	
3	0169	FENCE/WOOD	0 100	0	0	400.00	UT	3.75	3.75	100	2001	2001	3	100	1,500	
4	0296	SHED METAL	0 100	10	10	100.00	UT	5.00	5.00	100	2001	2001	3	100	500	

LAND DESCRIPTION																								
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	0.60	35,000.00	21,000.00	21,000							

TOTAL OB/XF																			
										6,829									

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	332,718	
TOTAL MARKET OB/XF VALUE	6,829	
TOTAL LAND VALUE - MARKET	21,000	
TOTAL MARKET VALUE	360,547	
SOH/AGL Deduction	113,720	
ASSESSED VALUE	246,827	
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411	
BASE TAXABLE VALUE	140,416	
TOTAL JUST VALUE	360,547	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	359,887	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041669	Roof Replacement	0	04/05/2021
18054	SFR	399	03/13/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/1574	5/08/2018	LE U		I	14	100

GRANTOR: DAMYANTI G PATEL (LIF)
GRANTEE: AVANI PATEL & NEEL
0918/2093 1/19/2001 WD Q V 15,000
GRANTOR: DONNIE JR & CONNIE BL
GRANTEE: D PATEL

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W3 UOP= N12 W15 S12 E15\$ W17 SFB= N25 W30 S25 E30\$ W43 S38 FEP= S22 E22 N22 W22\$ E33 FSP= S1 E11N7 W11 S6\$ N6 E11 S12 E12 N6 E7 N38\$.									