LOT 37 FAIRWAY VIEW S/D UNIT 1
842-779,883-698, WD 1019-2742, W

DESAI NEHA/DESAI JITENDRA
407 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2027

26-3S-16-02309-037

BUILDING CHARACTERISTICS

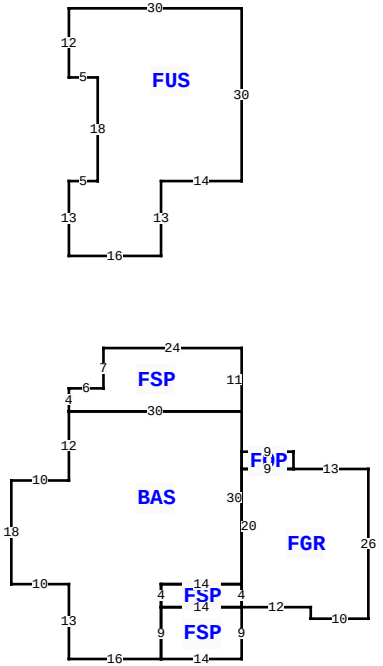
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	1,288	100		1,288	105,755
FGR	548	55		301	24,714
FOP	27	30		8	657
FSP	56	40		22	1,806
FSP	126	40		50	4,105
FSP	288	40		115	9,443
FUS	1,018	100		1,018	83,586
TOTALS	3,351			2,802	230,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,802	114.8364	126.32	353,949	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2306 HX Base Yr



174 NW CLUBVIEW CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	230,067
TOTAL MARKET OB/XF VALUE	28,150
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	279,217
SOH/AGL Deduction	0
ASSESSED VALUE	279,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,217
TOTAL JUST VALUE	279,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22104	POOL ENCL	85	07/19/2004
19679	POOL	125	06/25/2002
12982	SFR	325	08/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/2302	11/19/2024	WD	Q	I	01	355,000
GRANTOR: BELL JACOB CHRISTOPHE						
GRANTEE: DESAI NEHA						
1268/0047	12/30/2013	WD	U	I	18	155,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JACOB CHRISTOPHER &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N11 W24 S7 W6 S4 E30$ BAS= W30 S12 W10 S18 E10 S13 E16 FSP= E14 N9 W14 S9$ N9 FSP= E14 N4 W14 S4$ N4 E14 FGR= S4 E12 S2 E10 N26 W13 FOP= N3 W9 S3 E9$ W9 S20$ N30PTR= N40 FUS= N30 W30 S12 E5S18 W5 S13 E16 N13 E14$ S40$.

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	0	0	0	1,803.00	UT	2.00	2.00	100	1997	1997	3	100	3,606	
2	0280	POOL R/CON	0	0	14	28	392.00	UT	70.00	70.00	100	2002	2002	3	40	10,976	
3	0166	CONC,PAVMT	0	0	0	0	888.00	UT	2.00	2.00	100	2002	2002	3	100	1,776	
4	0169	FENCE/WOOD	0	0	0	0	320.00	UT	7.50	7.50	100	1997	1997	3	100	2,400	
5	0282	POOL ENCL	0	0	28	44	1,232.00	UT	15.00	15.00	100	2004	2004	3	40	7,392	
6	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 28,150

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							

REVIEW DATE 12/02/2024 BY TP Total Acres: 0.42 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/17/2026 BY SYS