

LOT 41 FAIRWAY VIEW S/D UNIT 1  
ORB 327-558, 698-40, 775-2207,  
815-182, 885-1432, WD 1020-

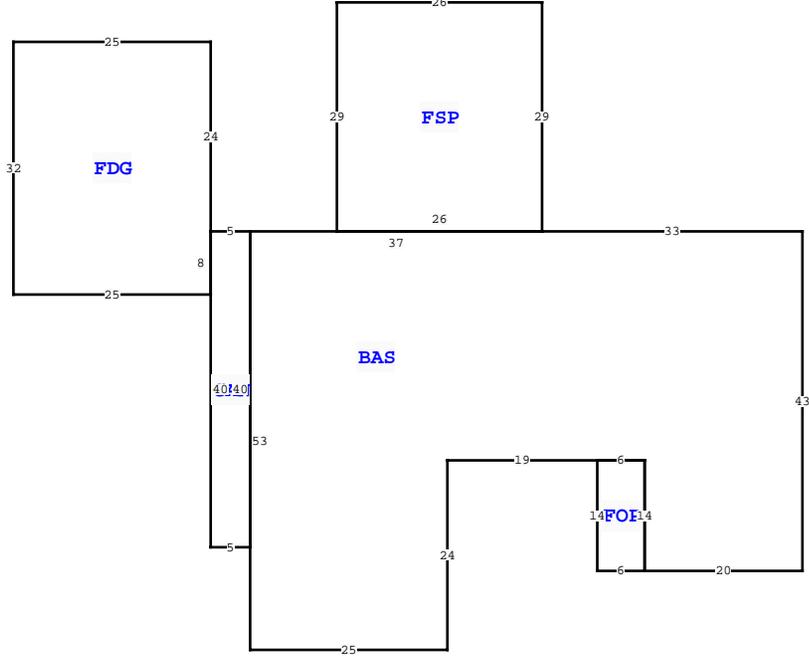
LATTIN THOMAS/SERGIO GIOVANNI  
188 NW EGRET LN  
LAKE CITY, FL 32055

2026

26-3S-16-02309-041

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 Floor	14	CARPET 80
Interior Floor	15	HARDTILE 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.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2016									
				Heated Area:	2910			HX Base Yr	2016			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,910	100		2,910	213,029
CAN	200	30		60	4,393
FDG	800	60		480	35,139
FOP	84	30		25	1,830
FSP	754	40		302	22,108
<b>TOTALS</b>	<b>4,748</b>			<b>3,777</b>	<b>276,499</b>

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	1.00	UT	0.00	0.00	100	0	0	3	100	800	
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	0220	JACUZZI	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
5	0282	POOL ENCL	0	100	32	29	928.00	UT	15.00	15.00	100	1993	1993	3	40	5,568	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

TOTAL OB/XF												
24,904												

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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	276,499		
TOTAL MARKET OB/XF VALUE	24,904		
TOTAL LAND VALUE - MARKET	42,000		
TOTAL MARKET VALUE	343,403		
SOH/AGL Deduction	151,686		
ASSESSED VALUE	191,717		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	140,306		
TOTAL JUST VALUE	343,403		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	338,553		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042277	Roof Replacement	28,000	07/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/2196	6/02/2015	WD U	I	I	38	152,000

BUILDING NOTES						
GRANTOR: ROGER W & ROXANNE WAR						
GRANTEE: THOMAS LATTIN & GIO						
1020/1970	7/07/2004	WD Q	I			210,000
GRANTOR: CENDANT MOBILITY						
GRANTEE: ROGER W & ROXANNE W						

BUILDING DIMENSIONS												
BAS= W33 FSP= N29 W26 S29 E26\$ W37 CAN= W5 FDG= N24 W25 S32 E25 N8\$ S40 E5 N40\$ S53 E25 N24 E19 FOP= S14 E6 N14 W6\$ E6 S14 E20 N43\$.												