LOT 17 FAIRWAY VIEW S/D UNIT 1. NOVROC, LLC

778-2213, 962-1399, WD 1211-2077 ,

2027

27-3S-16-02309-017

BUILDING CHARACTERISTICS

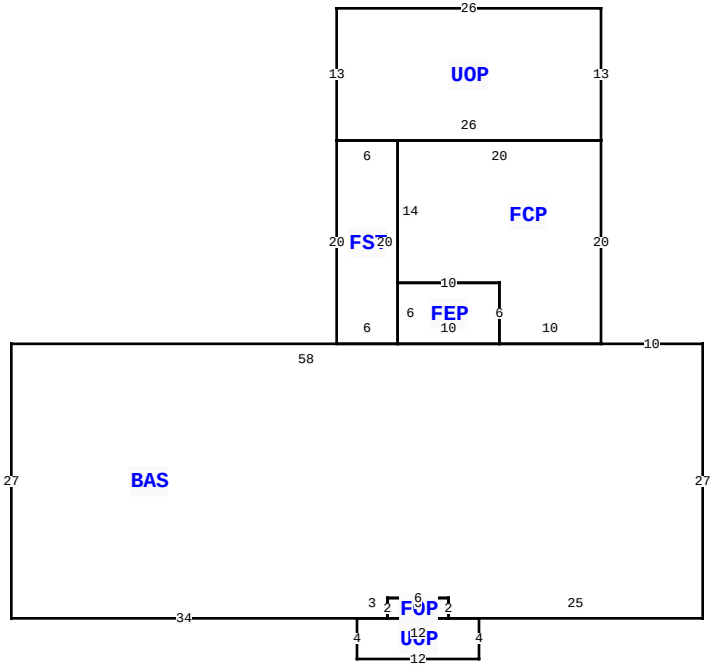
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	07	07
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	1,824	100		1,824	157,519
FCP	340	25		85	7,340
FEP	60	80		48	4,145
FOP	12	30		4	345
FST	120	55		66	5,700
UOP	48	20		10	864
UOP	338	20		68	5,872
TOTALS	2,742			2,105	181,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	120.7844	132.86	279,670	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1824 HX Base Yr



750 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0166	CONC,PAVMT	0	0	0	0	1,578.00	UT	2.00	2.00	100	2003	2003	3	100	3,156	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	181,786
TOTAL MARKET OB/XF VALUE	3,406
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	220,192
SOH/AGL Deduction	0
ASSESSED VALUE	220,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,192
TOTAL JUST VALUE	220,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,503

SALE:1:1: LOT 17 FAIRWAY VIEW UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041863	Roof Replacement	5,000	05/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/2297	12/08/2020	WD	Q	I	01	150,000
GRANTOR: DIPAOLO SUSAN AS TRUS						
GRANTEE: NOVROC, LLC						
1285/2348	12/08/2014	WD	U	I	30	100
GRANTOR: SUSAN DIPAOLO						
GRANTEE: SUSAN DIPAOLO AS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FCP= N20 UOP= N13 W26 S13 E26$ W20 FST= W6 S20 E6 N20$ S14 FEP= S6 E10 N6 W10$ E10 S6 E10$ W58 S27 E34 UOP= S4 E12N4 W12$ E3 FOP= E6 N2 W6 S2$ N2E6 S2 E25 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,406

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.40 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS