

LOT 18 FAIRWAY VIEW S/D UNIT 1.  
527-812, 777-1145, 791-362, CT 1

LOVICK-PLEMMONS LAQUINTA MILUV/PLEMMONS HAROLD  
724 NW FAIRWAY DR  
LAKE CITY, FL 32055

**2026**

27-3S-16-02309-018  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,892	131.0810	146.81	424,575	1973	1995	0	0	30.00	70.00

1 SINGLE FAM 0% - 2026 Heated Area: 2121 HX Base Yr

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		297,202
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		335,202
SOH/AGL Deduction		0
ASSESSED VALUE		335,202
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		335,202
TOTAL JUST VALUE		335,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,448

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100		1,575	161,858
FEP	322	80		258	26,514
FEP	744	80		595	61,146
FHS	546	60		328	33,708
FOP	20	30		6	617
FOP	95	30		28	2,878
FST	186	55		102	10,483
TOTALS	3,488			2,892	297,202

724 NW FAIRWAY DR, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046192	Electrical Servic	0	01/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/659	4/13/2026	WD	Q	I	01	345,000
GRANTOR: KEMP BLAIR WILLIAM						
GRANTEE: LOVICK-PLEMMONS LAQ						
1465/1077	4/25/2022	WD	Q	I	01	295,000
GRANTOR: NELSON RACHEL VANN						
GRANTEE: KEMP BLAIR WILLIAM						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

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

BUILDING NOTES	
BAS=[ORIG=0,0] W4 S14 W23 S20 E20 N5 E19 S5 E9 N4 E15 N12 W5 N18 W31 \$	
FEP=[ORIG=31,0] N24 W31 S24 E31 \$	
FHS=[ORIG=40,0] E33 N12 W3 N12 W9 S10 W21 S14 \$	
FEP=[ORIG=-4,0] W23 S14 E23 N14 \$	
FST=[ORIG=31,-24] N6 W31 S6 E31 \$	
FOP=[ORIG=-7,34] E19 N5 W19 S5 \$	
FOP=[ORIG=36,18] N4 W5 S4 E5 \$	
PTR=[ORIG=0,0] E40 W40 \$	

LAND DESCRIPTION		TOTAL OB/XF 3,000																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							