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

2027

27-3S-16-02309-018

BUILDING CHARACTERISTICS

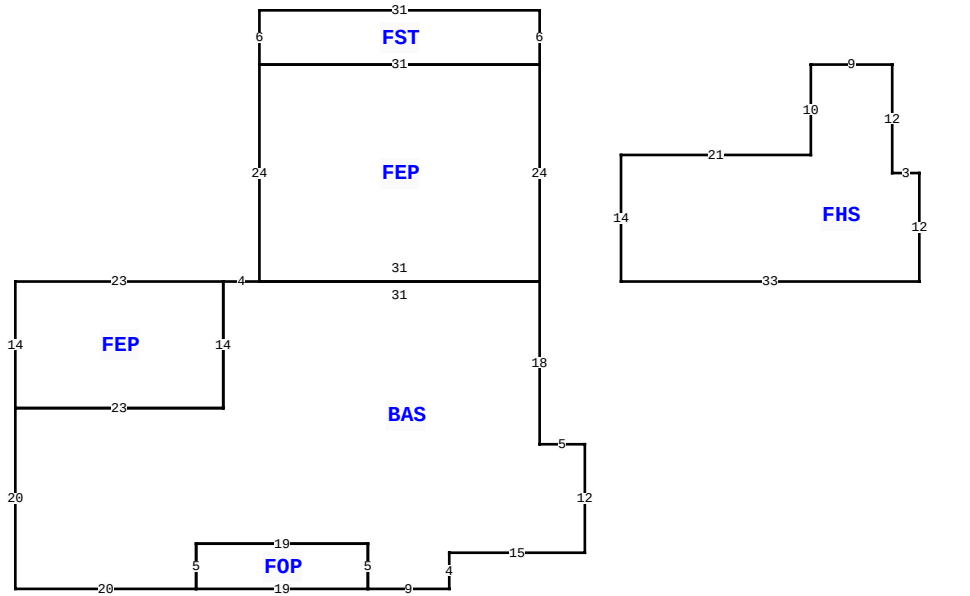
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,575	100		1,575	138,493
FEP	322	80		258	22,686
FEP	744	80		595	52,320
FHS	546	60		328	28,842
FOP	95	30		28	2,462
FST	186	55		102	8,969
TOTALS	3,468			2,886	253,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,886	122.9839	135.28	390,418	1973	1990	0	0	0	35.00	65.00

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



724 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	1.00	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	253,772
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	291,772
SOH/AGL Deduction	0
ASSESSED VALUE	291,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,772
TOTAL JUST VALUE	291,772
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,202

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
PTR=[ORIG=0,0] E40 W40 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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 09/02/2026 BY TP Total Acres: 0.36 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS