

COMM SW COR OF SE1/4 OF NE1/4,
 RUN E 251.73 FT FOR POB, RUN
 N 56.89 FT, CONT N 328 FT, NE

SEC, LLC
 3101 WEST U S HWY 90, SUITE 201
 LAKE CITY, FL 32055

2026

27-3S-16-02310-003



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 117,975 TOTAL MARKET VALUE 117,975 SOH/AGL Deduction 0 ASSESSED VALUE 117,975 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 117,975 TOTAL JUST VALUE 117,975 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 117,975 XFOB:1:1: THESE EXTRA FEATURES HAVE NEVER BEEN ON SALE:1:1: 6.02 ACRES PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1108/2753 1/25/2007 WD Q V CD 275,000 GRANTOR: FAIRWAY HILLS ASSOC GRANTEE: SEC, LLC 0727/0226 7/31/1990 WD Q V CD 62,000 GRANTOR: ANCHOR RESIDENTIAL GRANTEE: FAIRWAY HILLS ASSO BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE 0000 VACANT																											
MAP NUM MKT AREA 06																											
NEIGHBORHOOD/LOC 27316.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
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												

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	0000	C	VAC RES	0		00	0.00	0.00	6.05	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,975									