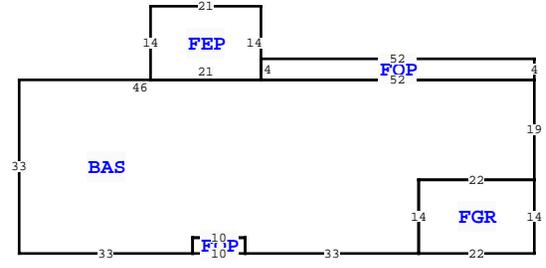
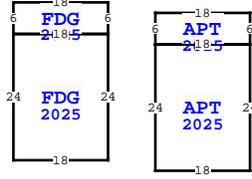




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.1	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	27316.010	1.00/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
				Heated Area:	3436			HX Base Yr	2020		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			369,860	
TOTAL MARKET OB/XF VALUE			5,050	
TOTAL LAND VALUE - MARKET			42,000	
TOTAL MARKET VALUE			416,910	
SOH/AGL Deduction			105,493	
ASSESSED VALUE			311,417	
TOTAL EXEMPTION VALUE	HX HB WX		56,411	
BASE TAXABLE VALUE			255,006	
TOTAL JUST VALUE			416,910	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			416,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048295	New Residential C	119,150	09/29/2023
30975	MAINT/ALTR	65	04/25/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/0864	7/18/2019	WD	Q	I	01	229,000
GRANTOR: EDDIE & DONNA ANDERSON						
GRANTEE: DAVA LYNN WALTER						
0921/0437	2/22/2001	WD	Q	I		150,000
GRANTOR: NANCY WHEATON						
GRANTEE: EDDIE & DONNA ANDERSON						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	108	100	2025	108	9,432
APT	432	100	2025	432	37,729
BAS	2,896	100		2,896	252,920
FDG	108	60	2025	65	5,676
FDG	432	60	2025	259	22,619
FEP	294	80		235	20,524
FGR	308	55		169	14,760
FOP	30	30		9	786
FOP	208	30		62	5,415
TOTALS	4,816			4,235	369,860

891 NW FAIRWAY DR, LAKE CITY

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

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	1981	1981	3	100	1,500	
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	0060	CARPORT F	0	100	13	20	260.00	UT	5.00	5.00	100	1993	1993	3	100	1,300	
4	0294	SHED WOOD/	0	100	14	10	140.00	UT	7.50	7.50	100	1993	1993	3	100	1,050	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W52 W46 S33 E33 N3 E10 S3 E33 N14 E22 N19 \$	
FDG=[YR=2025;ORIG=-171,-15] E18 S24 W18 N24 \$	
APT=[YR=2025;ORIG=-144,-13] E18 S24 W18 N24 \$	
FGR=[ORIG=-22,33] E22 N14 W22 S14 \$	
FEP=[ORIG=-52,0] N14 W21 S14 E21 \$	
FOP=[ORIG=0,0] N4 W52 S4 E52 \$	
FDG=[YR=2025;ORIG=-171,-21] E18 S6 W18 N6 \$	
APT=[YR=2025;ORIG=-144,-19] E18 S6 W18 N6 \$	
POP=[ORIG=-65,33] E10 N3 W10 S3 \$	

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	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									