LOT 1 FAIRWAY VIEW UNIT 1A.

ORB 412-735, 662-90, 670-332

WALTER DAVA LYNN
891 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

27-3S-16-02311-001

BUILDING CHARACTERISTICS

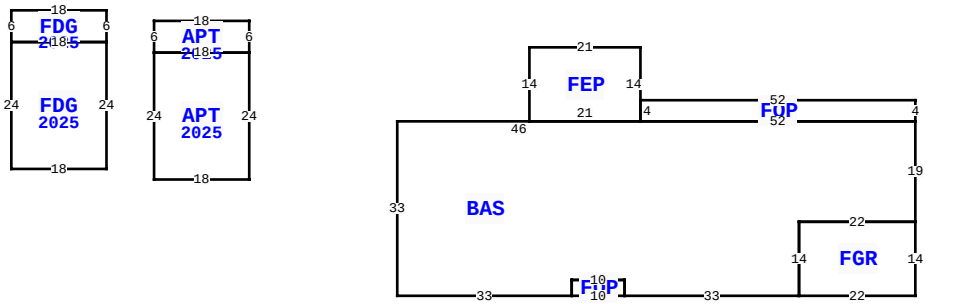
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	108	100	2025	108	9,264
APT	432	100	2025	432	37,055
BAS	2,896	100		2,896	248,401
FDG	108	60	2025	65	5,575
FDG	432	60	2025	259	22,216
FEP	294	80		235	20,157
FGR	308	55		169	14,496
FOP	30	30		9	772
FOP	208	30		62	5,318
TOTALS	4,816			4,235	363,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,235	119.9660	131.96	558,851	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 3436 HX Base Yr 2020



891 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	363,253
TOTAL MARKET OB/XF VALUE	5,050
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	410,303
SOH/AGL Deduction	89,543
ASSESSED VALUE	320,760
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	264,349
TOTAL JUST VALUE	410,303
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 ANDERSO						
GRANTEE: DAVA LYNN WALTER						
0921/0437	2/22/2001	WD	Q	I		150,000
GRANTOR: NANCY WHEATON						
GRANTEE: EDDIE & DONNA ANDER						

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 $
FOP=[ORIG=-65,33] E10 N3 W10 S3 $
.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 5,050

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	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							

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.51 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS