LOT 2 FAIRWAY VIEW UNIT 1-A.
450-511, LE 1439-486,

SHONIKER JOSEPH J JR/SHONIKER MARY D
865 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

27-3S-16-02311-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

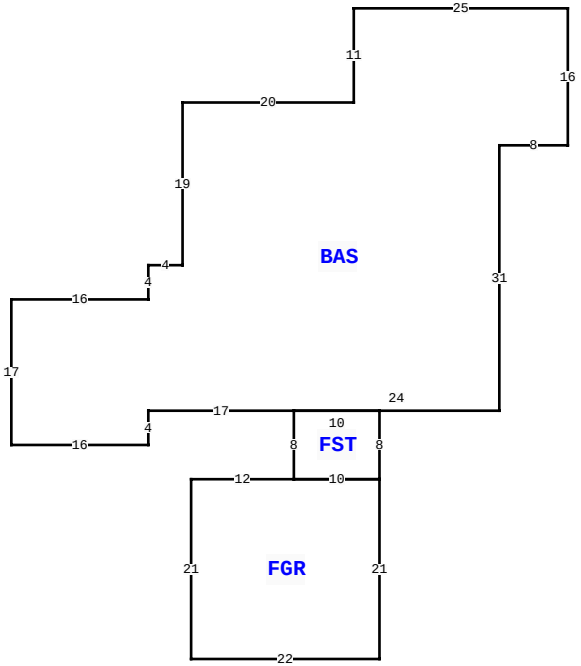
NEIGHBORHOOD/LOC 27316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100		1,987	171,582
FGR	462	55		254	21,934
FST	80	55		44	3,799
TOTALS	2,529			2,285	197,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,285	120.7701	132.85	303,562	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1987 HX Base Yr



865 NW FAIRWAY DR, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
4	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		197,315
TOTAL MARKET OB/XF VALUE		4,900
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		244,215
SOH/AGL Deduction		96,481
ASSESSED VALUE		147,734
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,323
TOTAL JUST VALUE		244,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046528	Roof Replacement	26,000	02/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/486	5/25/2021	LE	U	I	14	100

GRANTOR: SHONIKER JOSEPH J JR

GRANTEE: SHONIKER JOSEPH & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S11 W20 S19 W4 S4 W16 S17 E16 N4 E17 FST= S8 FGR= W12 S21 E22 N21 W10$ E10N8 W10$ E24 N31 E8 N16$.

LAND DESCRIPTION

TOTAL OB/XF 4,900

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 03/20/2026 BY robin Total Acres: 0.52 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS