LOT 3 FAIRWAY VIEW UNIT 1-A.
773-145, WD 1461-1427,

KHAN YOUSAF M/ZHAO SHIYU
835 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

27-3S-16-02311-003

BUILDING CHARACTERISTICS

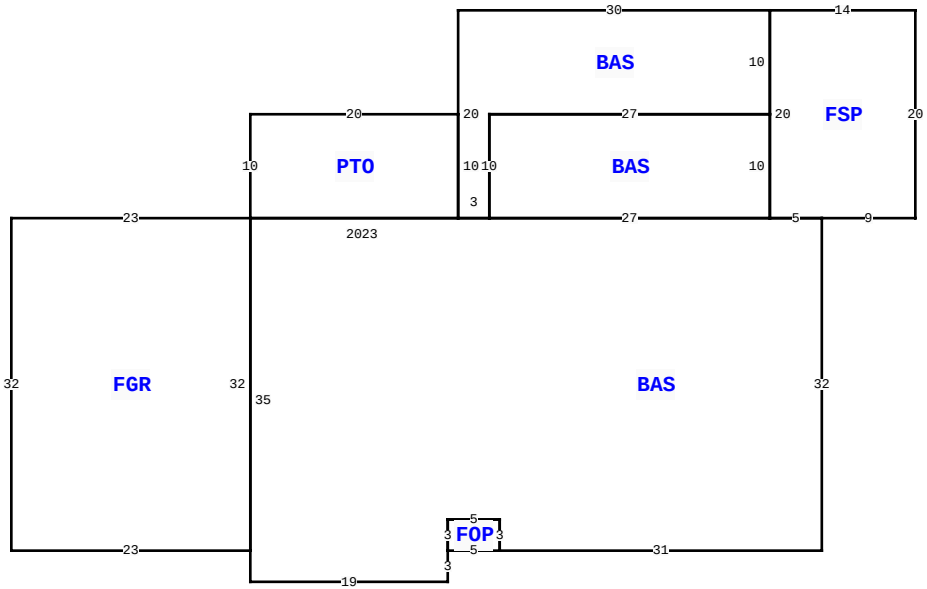
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	270	100		270	23,812
BAS	330	100		330	29,103
BAS	1,802	100		1,802	158,922
FGR	736	55		405	35,718
FOP	15	30		4	353
FSP	280	40		112	9,877
PTO	200	5		10	882
TOTALS	3,633			2,933	258,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,933	123.3452	135.68	397,949	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2402 HX Base Yr 2023



835 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		258,667
TOTAL MARKET OB/XF VALUE		5,250
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		305,917
SOH/AGL Deduction		6,039
ASSESSED VALUE		299,878
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,467
TOTAL JUST VALUE		305,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047745	Roof Replacement	15,000	07/25/2023
40475	REMODEL	0	08/31/2020
9894	SFR	115	06/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/1427	3/09/2022	WD	Q	I	01	255,000
GRANTOR: PATTERSON STEVE E						
GRANTEE: KHAN YOUSAF M						
0773/0145	3/31/1993	WD	Q	I		97,500
GRANTOR: PATRICIA WHITTEN						
GRANTEE: STEVE PATTERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 BAS= N10 W27 S10 E27$ W27 BAS= N10 E27 N10 W30 S20 E3$ W23 PTO= N10 E20 S10 W20$ FGR= W23 S32 E23 N32$ S35 E19 N3 FOP= E5 N3 W5 S3$ N3 E5 S3 E31 N32$ FSP= E9 N20 W14 S20 E5$.

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	2,500	
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	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,250

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 10/03/2023 BY jerry Total Acres: 0.51 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS