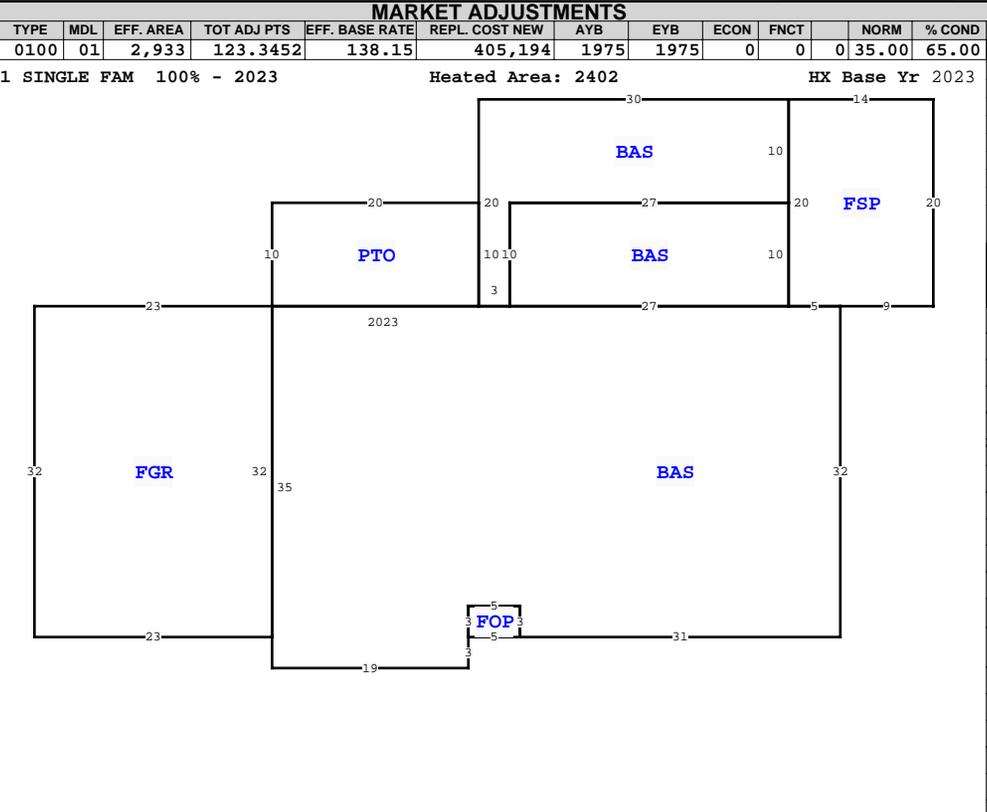


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	10 ABOVE AVG. 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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
BAS	270 100
BAS	330 100
BAS	1,802 100
FGR	736 55
FOP	15 30
FSP	280 40
PTO	200 5
TOTALS	3,633 2,933 263,376



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		263,376	
TOTAL MARKET OB/XF VALUE		5,250	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		310,626	
SOH/AGL Deduction		19,482	
ASSESSED VALUE		291,144	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		239,733	
TOTAL JUST VALUE		310,626	
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	Q	I	01	255,000
GRANTOR: PATTERSON STEVE E						
GRANTEE: KHAN YOUSAF M						
0773/0145	3/31/1993	WD Q	Q	I		97,500
GRANTOR: PATRICIA WHITTEN						
GRANTEE: STEVE PATTERSON						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100		270	24,246
BAS	330	100		330	29,634
BAS	1,802	100		1,802	161,815
FGR	736	55		405	36,368
FOP	15	30		4	359
FSP	280	40		112	10,057
PTO	200	5		10	898
TOTALS	3,633			2,933	263,376

835 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	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	

BUILDING NOTES												
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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
 B5\$.

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								