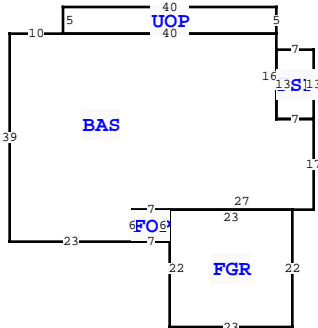
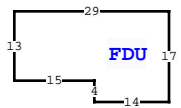


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,534	115.0128	128.81	326,405	1982	1982	0	0	35.00	65.00		
1 SINGLE FAM			0% - 2025	Heated Area: 1907				HX Base Yr					



Quality	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
06 06	0100		27316.010
SINGLE FAMILY		MKT AREA	1.00/
			06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100		1,907	159,667
FDU	433	60		260	21,769
FGR	506	55		278	23,276
FOP	42	30		13	1,089
FSP	91	40		36	3,014
UOP	200	20		40	3,349
TOTALS	3,179			2,534	212,163

776 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0120	CLFENCE 4	0	0	0	0	280.00	UT	4.50	4.50	100	1993	1993	3	100	1,260	
2	0166	CONC, PAVMT	0	0	0	0	1,335.00	UT	2.00	2.00	100	1993	1993	3	100	2,670	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

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	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			212,163
TOTAL MARKET OB/XF VALUE			6,930
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			254,093
SOH/AGL Deduction			0
ASSESSED VALUE			254,093
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			254,093
TOTAL JUST VALUE			254,093
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053149	Solar Power Syste	20,599	05/19/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/2595	9/19/2024	WD	U	I	37	206,300
GRANTOR: PELT JOAN						
GRANTEE: JACKSON EDMAN E						
1344/1849	9/20/2017	WD	Q	I	01	144,000
GRANTOR: LUCILLE J BENZ						
GRANTEE: JOAN PELT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W10 S39 E23 FOP= E7 N6 W7 S6\$ N6 E7 FGR= S22 E23 N22W23\$ E27 N17 FSP= N13 W7 S13 E7\$ W7 N16 UOP= N5 W40 S5 E40\$ W40\$ PTR= N50 FDU= N17 W29S13 E15 S4 E14\$ S50\$.