LOT 6 FAIRWAY VIEW UNIT 1-A & E1
FOLLOWING: BEG SW COR LOT 6, RUN
ALONG CURVE 39.27 FT, W 110 FT S

GROVES RACHEL L/GROVES WILLIAMS D
806 FAIRWAY DR
LAKE CITY, FL 32055

2027

27-3S-16-02311-006

BUILDING CHARACTERISTICS

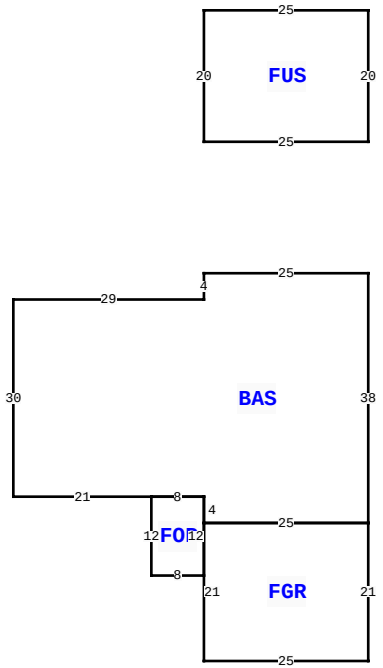
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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	1,820	100		1,820	208,485
FGR	525	55		289	33,106
FOP	96	30		29	3,322
FUS	500	100		500	57,276
TOTALS	2,941			2,638	302,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,638	130.1685	143.19	377,735	1979	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2025 Heated Area: 2320 HX Base Yr



806 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,695	
3	0258	PATIO	0	0	10	12	120.00	UT	2.50	2.50	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	302,188
TOTAL MARKET OB/XF VALUE	6,695
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	343,883
SOH/AGL Deduction	0
ASSESSED VALUE	343,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,883
TOTAL JUST VALUE	343,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042524	Roof Replacement	13,100	08/11/2021
000041835	Remodel	11,319	05/03/2021
30708	MAINT/ALTR	40	01/11/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1522	1/16/2024	WD	Q	I	01	375,000
GRANTOR: STOECKERT KEVIN G						
GRANTEE: GROVES RACHEL L						
1435/350	4/14/2021	WD	Q	I	01	280,000
GRANTOR: CHAMBERS PATRICIA A						
GRANTEE: STOECKERT KEVIN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S4 W29 S30 E21 FOP= S12 E8 N12 W8$ E8 S4 FGR= S21 E25 N21 W25$ E25 N38$ PTR=N20 FUS= N20 W25 S20 E25$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 6,695

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	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							

REVIEW DATE 01/22/2024 BY TP Total Acres: 0.68 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS