

LOT 7 FAIRWAY VIEW UNIT 1-A & W1  
 COMM SW COR OF LOT 6, RUN N 145  
 CURVE 39.27 FT, W 110 FT ALONG R

CAPEN DEMETRI P/CAPEN CASSANDRA  
 834 NW FAIRWAY DRIVE  
 LAKE CITY, FL 32055

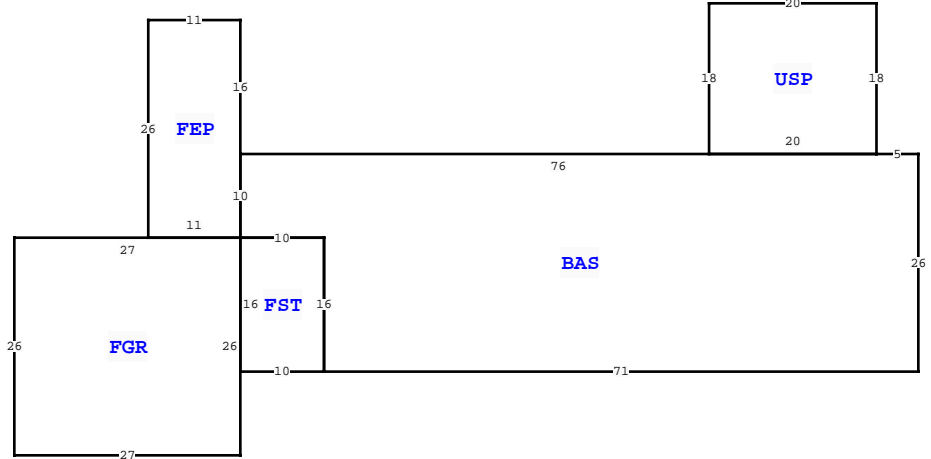
2026

27-3S-16-02311-007



ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,775	123.7544	138.60	384,615	1977	1977	0	0	35.00	65.00
1 SINGLE FAM 100% - 2019 Heated Area: 1946 HX Base Yr 2019											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100		1,946	175,315
FEP	286	80		229	20,630
FGR	702	55		386	34,775
FST	160	55		88	7,928
USP	360	35		126	11,352
<b>TOTALS</b>	<b>3,454</b>			<b>2,775</b>	<b>250,000</b>

QUALITY		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	0100	SINGLE FAMILY		06	27316.010	1.00/

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		250,000	
TOTAL MARKET OB/XF VALUE		37,696	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		322,696	
SOH/AGL Deduction		107,334	
ASSESSED VALUE		215,362	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		163,951	
TOTAL JUST VALUE		322,696	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38048	POOL	319	04/29/2019
14538	REMODEL	55	09/21/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/1969	10/16/2018	WD	Q	I	01	195,000
GRANTOR: MICHAEL & JUDY TATEM						
GRANTEE: DEMITRI P & CASSAND						
1104/0036	12/01/2006	WD	Q	I		216,000
GRANTOR: JESSICA LEWIS & BARBA						
GRANTEE: MICHAEL & JUDY TATE						

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	0	1.00	UT 0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	10	12	0	120.00	UT 7.50	100	1993	1993	3	100	900	
4	0166	CONC, PAVMT	0	100	0	0	0	2,141.00	UT 2.00	100	1993	1993	3	100	4,282	
5	0280	POOL R/CON	0	100	15	28	0	420.00	UT 70.00	100	2019	2019	3	89	26,166	
6	0070	CARPORT UF	0	100	18	24	0	432.00	UT 1.50	100	2019	2019	3	100	648	
7	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	100	2019	2019	3	100	3,500	

TOTAL OB/XF										37,696						
834 NW FAIRWAY DR, LAKE CITY										BLD DATE		LGL DATE		04/14/2026	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W5 USP= N18 W20 S18 E20\$ W76 FEP= N16 W11 S26 E11 N10\$ S10 FGR= W27 S26 E27N26\$ FST= S16 E10 N16 W10\$ E10 S16 E71 N26\$.						

LAND DESCRIPTION										TOTAL OB/XF										37,696				
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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							