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

**2027**

**27-3S-16-02311-007**

## BUILDING CHARACTERISTICS

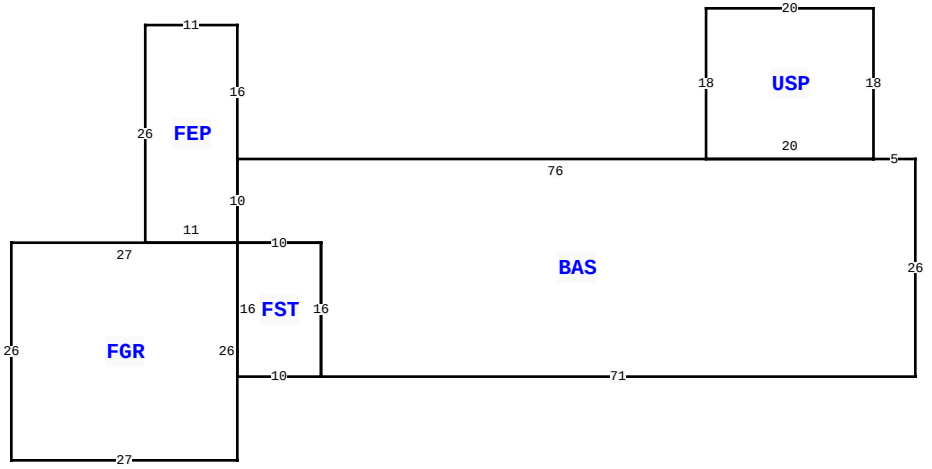
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 1,946 | 100 | | 1,946 | 172,191 |
| FEP | 286 | 80 | | 229 | 20,263 |
| FGR | 702 | 55 | | 386 | 34,155 |
| FST | 160 | 55 | | 88 | 7,786 |
| USP | 360 | 35 | | 126 | 11,149 |
| TOTALS | 3,454 | | | 2,775 | 245,545 |

## 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 | 136.13 | 377,761 | 1977 | 1977 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1946 HX Base Yr 2019




834 NW FAIRWAY DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |
| 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 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | 120.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 900 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,141.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 4,282 | |
| 5 | 0280 | POOL R/CON | 0 | 100 | 15 | 28 | 420.00 | UT | 70.00 | 70.00 | 100 | 2019 | 2019 | 3 | 89 | 26,166 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 18 | 24 | 432.00 | UT | 1.50 | 1.50 | 100 | 2019 | 2019 | 3 | 100 | 648 | |
| 7 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 3,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 245,545 |
| TOTAL MARKET OB/XF VALUE | 37,696 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 318,241 |
| SOH/AGL Deduction | 96,418 |
| ASSESSED VALUE | 221,823 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 170,412 |
| TOTAL JUST VALUE | 318,241 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 322,696 |

| 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 | | | | | | |

## 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

| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.67 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS