LOT 9 FAIRWAY VIEW UNIT 1-A.

467-721, WD 1200-2270, DC 1370-3

BROWN GEORGE A JR
894 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

27-3S-16-02311-009

BUILDING CHARACTERISTICS

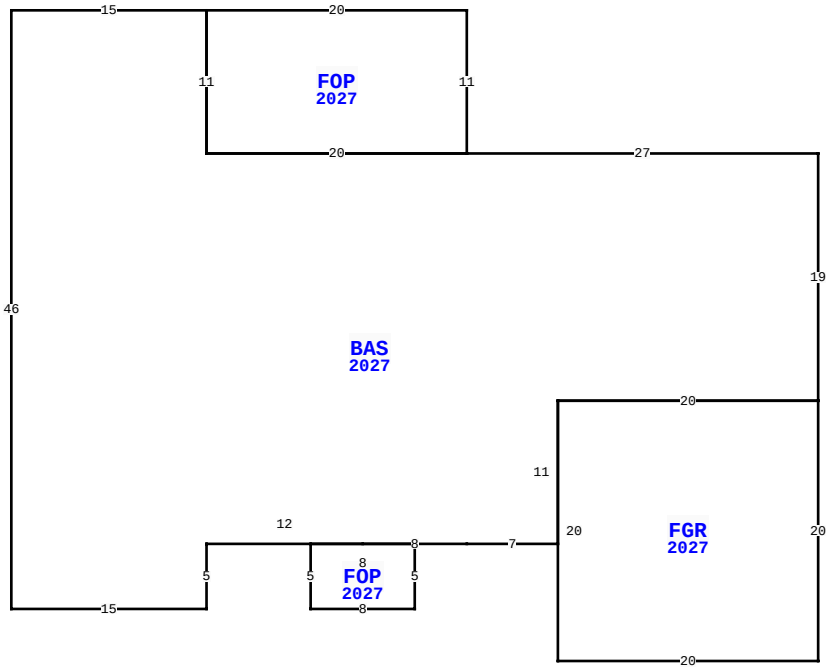
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,880	100	2027	1,880	229,304
FGR	400	55	2027	220	26,833
FOP	40	30	2027	12	1,464
FOP	220	30	2027	66	8,050
TOTALS	2,540			2,178	265,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	110.8800	121.97	265,651	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 1880 HX Base Yr



894 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	265,651
TOTAL MARKET OB/XF VALUE	1,820
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	302,471
SOH/AGL Deduction	0
ASSESSED VALUE	302,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,471
TOTAL JUST VALUE	302,471
NCON VALUE	267,471
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056409	Remodel	8,100	08/25/2026
000054031	New Residential C	120,000	09/11/2025
000053775	Right-of-Way Acce		08/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1071	4/30/2026	WD	Q	I	01	395,000
GRANTOR: RJ CONSTRUCTION MAINT						
GRANTEE: BROWN GEORGE A JR						
1540/1239	5/15/2025	WD	Q	V	01	38,000
GRANTOR: J INGLESE COMPANIES L						
GRANTEE: RJ CONSTRUCTION MAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=70,20] W27 W20 N11 W15 S46 E15 N5 E12 E8 E7 N11 E20 N19 $
FOP=[YR=2027;ORIG=23,9] E20 S11 W20 N11 $
FOP=[YR=2027;ORIG=31,50] E8 S5 W8 N5 $
FGR=[YR=2027;ORIG=50,39] E20 S20 W20 N20 $
.

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	0	0	0	520.00	UT	3.50	3.50	100	2027	2026		100	1,820	

TOTAL OB/XF 1,820

LAND DESCRIPTION

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 09/09/2026 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS