

LOT 11 FAIRWAY VIEW UNIT 1-A.  
787-1035, 872-695, WD 1017-1928,

JOSSI PHILIP  
172 SW TERRY TER  
LAKE CITY, FL 32024

**2026**

27-3S-16-02311-011  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 26,250 TOTAL MARKET VALUE 26,250 SOH/AGL Deduction 0 ASSESSED VALUE 26,250 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,250 TOTAL JUST VALUE 26,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 26,250											
DOR CODE 0000 VACANT																															
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																										
TOTALS																															
<b>EXTRA FEATURES</b>										936 NW FAIRWAY DR, LAKE CITY																					
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															
																	<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / I / CD RSN SALE PRICE 1466/2010 5/12/2022 WD Q V 01 28,000 GRANTOR: TTK PROPERTIES LLC GRANTEE: JOSSI PHILIP 1466/2007 5/11/2022 WD U V 11 100 GRANTOR: WOMBLE HOLDINGS, INC GRANTEE: TTK PROPERTIES, LLC														
																	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	26,250														
REVIEW DATE 04/03/2025 BY MLU Total Acres: 0.65 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 03/24/2026 BY SYS																															