UNIT 1 FAIRWAY HILLS CONDOMINIUM
384-391, 707-331, 821-723, 930-1

KISHTON SANDY J LIVING TRUST DATED DECEMBER 3, 201
143 LATERRA LINKS CIR, UNIT 102
ST. AUGUSTINE, FL 32092

2026

27-3S-16-02312-001

BUILDING CHARACTERISTICS

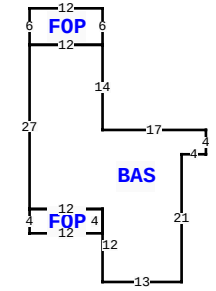
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0400	CONDOMINIA
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.300	1.00/

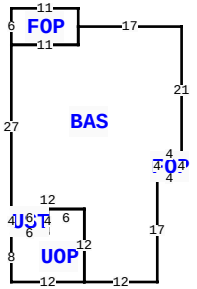
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	665	100		665	71,852
BAS	915	100		915	98,864
FOP	16	30		5	540
FOP	48	30		14	1,513
FOP	66	30		20	2,161
FOP	72	30		22	2,377
UOP	120	20		24	2,593
UST	24	45		11	1,189
TOTALS	1,926			1,676	181,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,676	135.0562	135.06	226,361	1976	2005	0	0	0	20.00	80.00

2 CONDO EXCP 0% - 2025 Heated Area: 1580 HX Base Yr





215 NW FAIRWAY HILLS GLN #1, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	181,089
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	183,189
SOH/AGL Deduction	0
ASSESSED VALUE	183,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,189
TOTAL JUST VALUE	183,189
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,452

SALE:2:1: UNIT 1, FAIRWAY HILLS CONDO
SALE:1:1: UNIT 1 FAIRWAY HILLS CONDOMINIUM
BLDG:1:1: CONDO REMODELED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
025645	MAINT/ALTR	25	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/1012	3/12/2024	WD	Q	I	01	198,500
GRANTOR: KALB CHARLES H						
GRANTEE: KISHTON SANDY J LIV						
1482/2731	1/17/2023	LE	U	I	14	100
GRANTOR: KALB CHARLES H						
GRANTEE: KALB CHARLES H (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N3 W11 S6 E11 N3$ S3 W11 S27 UST= S4 UOP= S8 E12 N12 W6S4 W6$ E6 N4 W6$ E12 S12 E12 N17 FOP= E4 N4 W4 S4$ N4 E4 N21 $ PTR= N20 BAS= N21 E4 N4 W17 N14 FOP= N6 W12 S6 E12$ W12 S27 FOP= S4 E12 N4 W12$ E12 S12 E13$ S20$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0400	C	CONDO	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 03/18/2024 BY TP Total Acres: 0.03 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 03/24/2026 BY SYS