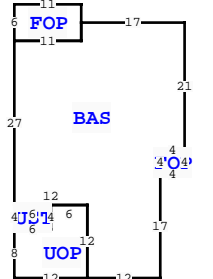
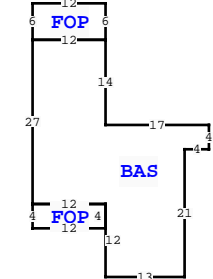


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	N/A 100
Stories	1.5 1.5 100
Architectual Units	05 CONV 100 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
2 CONDO EXCP		0%	- 2025		Heated Area: 1580					HX Base Yr	



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	74,725
BAS	915	100		915	102,817
FOP	16	30		5	562
FOP	48	30		14	1,573
FOP	66	30		20	2,247
FOP	72	30		22	2,472
UOP	120	20		24	2,697
UST	24	45		11	1,236
TOTALS	1,926			1,676	188,329

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

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,329
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		190,429
SOH/AGL Deduction		0
ASSESSED VALUE		190,429
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		190,429
TOTAL JUST VALUE		190,429
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\$.	

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	DPH 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							