UNIT 3 FAIRWAY HILLS CONDO.

439-517, WD 1008-857, WD 1141-21

JONES MELINDA CHRISTINE
215 NW FAIRWAY HILLS GLN UNIT
LAKE CITY, FL 32055

2027

27-3S-16-02312-003

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	1,556	100		1,556	160,841
TOTALS	1,556			1,556	160,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,556	124.2360	129.21	201,051	1976	2005	0	0	0	20.00	80.00

1 CONDO EXCP 100% - 2026 Heated Area: 1556 HX Base Yr 2026

Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

215 NW FAIRWAY HILLS GLN #3, 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		160,841
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		160,941
SOH/AGL Deduction		0
ASSESSED VALUE		160,941
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,530
TOTAL JUST VALUE		160,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25646	MAINT/ALTR	85	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/2612	11/20/2025	TR	Q	I	01	225,000
GRANTOR: HOWARD MARGARET WATTE						
GRANTEE: JONES MELINDA CHRIS						
1333/1528	3/29/2017	LE	U	I	14	100
GRANTOR: JOHN S HOWARD LIVING						
GRANTEE: JOHN S & MARGARET W						

BUILDING NOTES

BUILDING DIMENSIONS

NULL

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 01/07/2026 BY TP Total Acres: 0.02 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS