

UNIT 3 FAIRWAY HILLS CONDO.  
439-517, WD 1008-857, WD 1141-21

JONES MELINDA CHRISTINE  
344 SW SCENIC CT  
FORT WHITE, FL 32038

**2026**

27-3S-16-02312-003  


BUILDING CHARACTERISTICS		CONSTRUCTION			
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 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	154,654
TOTALS	1,556			1,556	154,654

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1 CONDO EXCP		0%	- 2026									Heated Area: 1556	HX Base Yr
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 2			STANDARD
Tax Dist:			
BUILDING MARKET VALUE 154,654			
TOTAL MARKET OB/XF VALUE 0			
TOTAL LAND VALUE - MARKET 100			
TOTAL MARKET VALUE 154,754			
SOH/AGL Deduction 0			
ASSESSED VALUE 154,754			
TOTAL EXEMPTION VALUE 0			
BASE TAXABLE VALUE 154,754			
TOTAL JUST VALUE 154,754			
NCON VALUE 0			
INCOME VALUE			
PREVIOUS YEAR MKT VALUE 137,355			

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						

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
215 NW FAIRWAY HILLS GLN #3, LAKE CITY																
BLD DATE																
XF DATE																
MNC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS
NULL

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	DPHT 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							