

UNIT 4 FAIRWAY HILLS CONDO.
456-416, 728-239, 748-2202, DC 9

REED SHERMAN L
215 NW FAIRWAY HILLS GLN, # 4
LAKE CITY, FL 32055

2026

27-3S-16-02312-004


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	02	02	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
BAS	1,279	100	
TOTALS	1,279		1,279

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	CONDO EXCP	100%	- 2023									
Heated Area: 1279 Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.												
HX Base Yr 2023												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			120,105
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			120,205
SOH/AGL Deduction			66,175
ASSESSED VALUE			54,030
TOTAL EXEMPTION VALUE	HX HB		29,030
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			120,205
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044841	Remodel	4,709	06/30/2022
25646	MAINT/ALTR	85	03/26/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/1245	4/18/2022	WD	U	I	35	161,000
GRANTOR: ULMER TYSON						
GRANTEE: REED SHERMAN L						
1273/1694	4/24/2014	WD	Q	I	01	85,000
GRANTOR: STEPHEN L CORCORAN &						
GRANTEE: TYSON ULMER & ANITA						

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

TOTAL OB/XF												
0												

BUILDING NOTES												
NULL												

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	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	100.00	100.00	100								