**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

**2027**

**27-3S-16-02312-004**

## 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 | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,279 | 100 | | 1,279 | 124,912 |
| TOTALS | 1,279 | | | 1,279 | 124,912 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1300 | 01 | 1,279 | 134.1522 | 139.52 | 178,446 | 1976 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 CONDO EXCP 100% - 2023 Heated Area: 1279 HX Base Yr 2023

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

215 NW FAIRWAY HILLS GLN #4, 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 | | 124,912 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 100 |
| TOTAL MARKET VALUE | | 125,012 |
| SOH/AGL Deduction | | 69,361 |
| ASSESSED VALUE | | 55,651 |
| TOTAL EXEMPTION VALUE | HX HB | 30,651 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 125,012 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 125,012 |

SALE:2:1: UNIT 4, FAIRWAY HILLS

SALE:1:1: CONDO - UNIT 4 FAIRWAY HILLS

| 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 | | | | | | |

## 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 03/29/2023 BY KS Total Acres: 0.02 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS