

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100

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%	- 2025										Heated Area: 1279	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		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	139,616		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	100		
TOTAL MARKET VALUE	139,716		
SOH/AGL Deduction	0		
ASSESSED VALUE	139,716		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	139,716		
TOTAL JUST VALUE	139,716		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	141,461		

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	139,616
TOTALS	1,279			1,279	139,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052411	Remodel	2,000	02/21/2025
25646	MAINT/ALTR	85	03/26/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/1659	5/24/2024	QC	U	I	11	100

GRANTOR: FAIRWAY HILLS UNIT 5,
GRANTEE: SELF-TRUSTEED REVOC

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/1440	2/16/2024	WD	Q	I	01	189,000

GRANTOR: THE THEOS TRUST
GRANTEE: FAIRWAY HILLS UNIT

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

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	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							