UNIT 7 FAIRWAY HILLS CONDO.

385-422, 633-604-614, 644-71 THR

ARRAJ ALBERT JOSEPH
215 NW FAIRWAY HILLS GLN #7, UNIT 7
LAKE CITY, FL 32055

2027

27-3S-16-02312-007

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 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,848	100		1,848	170,225
TOTALS	1,848			1,848	170,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,848	126.5250	131.59	243,178	1976	1995	0	0	0	30.00	70.00

1 CONDO EXCP 100% - 2023 Heated Area: 1848 HX Base Yr 2023
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

215 NW FAIRWAY HILLS GLN #7, 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		170,225
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		170,325
SOH/AGL Deduction		7,547
ASSESSED VALUE		162,778
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,367
TOTAL JUST VALUE		170,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,325

SALE:2:1: NO DATE ON DEED OR RECORDING DATE

SALE:1:1: INCLUDED PP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044731	Remodel	7,180	06/21/2022
25646	MAINT/ALTR	85	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/2247	7/29/2022	QC	U	I	11	100
GRANTOR: AJ ARRAJ INVESTMENTS,						
GRANTEE: ARRAJ ALBERT JOSEPH						
1451/906	10/01/2021	QC	U	I	11	100
GRANTOR: ARRAJ PAMELA KING						
GRANTEE: AJ ARRAJ INVESTMENT						

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 02/01/2024 BY jerry Total Acres: 0.03 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS