

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

**2026**

27-3S-16-02312-007  


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	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
BAS	1,848	100	
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	
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.												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			12,288
ASSESSED VALUE			158,037
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			106,626
TOTAL JUST VALUE			170,325
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,104
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						

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	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	100.00	100.00	100								