

UNIT 9 FAIRWAY HILLS CONDO.
379-107, 768-1782, DC 1118-1226,

HOME TRUST
215 NW FAIRWAY HILLS GLN, #11
LAKE CITY, FL 32055

2026

27-3S-16-02312-009


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 Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
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 Units	05	CONV	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
			125,441

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%	- 2023									
Heated Area: 1279 Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.												
HX Base Yr												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			125,441
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			125,541
SOH/AGL Deduction			0
ASSESSED VALUE			125,541
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			125,541
TOTAL JUST VALUE			125,541
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051122	Remodel	5,466	10/16/2024
25646	MAINT/ALTR	85	03/26/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/1490	1/28/2022	WD Q	I	01		145,000
GRANTOR: LAKE CITY PROPERTY DE						
GRANTEE: HOME TRUST						
1456/1923	1/10/2022	WD U	I	37		125,000
GRANTOR: GOTTSCHALK RICK						
GRANTEE: LAKE CITY PROPERTY						

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

BLD DATE	LGL DATE
XF DATE	LAND DATE
MNC DATE	AG DATE

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								