

UNIT 11 FAIRWAY HILLS CONDO.  
746-31, DC 961-762, WD 1239-584,

BAIAMONTE JOHN BAPTIST SR  
215 NW FAIRWAY HILLS GLN, UNIT 11  
LAKE CITY, FL 32055

**2026**

27-3S-16-02312-011  


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	15	HARDTILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
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	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	1,694	100	
TOTALS	1,694		1,694

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%	- 2022									
Heated Area: 1694						HX Base Yr						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			154,391
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			154,491
SOH/AGL Deduction			0
ASSESSED VALUE			154,491
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			154,491
TOTAL JUST VALUE			154,491
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053518	Remodel	31,002	07/03/2025
25647	MAINT/ALTR	100	03/26/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/2637	12/24/2021	PR	U	I	19	155,000
GRANTOR: SMITH RAYMOND AS PR F						
GRANTEE: BAIAMONTE JOHN BAPT						
1239/0584	8/01/2012	WD	Q	I	01	81,500
GRANTOR: YVETTE LAVARRE GRAHAM						
GRANTEE: VALERIE Y DACK						

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
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	OB/XF MKT VALUE	NOTES						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= 1694\$.												

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								