

UNIT 12 FAIRWAY HILLS CONDO.
430-377, 546-234, 777-1872, 807-

ROCCO SARAH R TRUSTEE OF THE/SARAH R ROCCO REV TRU
5501 KINGSWOOD DR
ORALNDO, FL 32818

2026

27-3S-16-02312-012


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	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%	- 2021									
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.												
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				148,913																				
TOTAL MARKET OB/XF VALUE				0																				
TOTAL LAND VALUE - MARKET				100																				
TOTAL MARKET VALUE				149,013																				
SOH/AGL Deduction				8,352																				
ASSESSED VALUE				140,661																				
TOTAL EXEMPTION VALUE				0																				
BASE TAXABLE VALUE				140,661																				
TOTAL JUST VALUE				149,013																				
NCON VALUE				0																				
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE				145,330																				
SALE:2:1: LOT 12 FAIRWAY HILLS CONDO SENT INQUIRY																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
25647	MAINT/ALTR	100	03/26/2007																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																		
1412/1750	6/01/2020	WD U		I	11	0																		
GRANTOR: SARAH ROCCO																								
GRANTEE: SARAH R ROCCO REVOC																								
1317/0318	6/17/2016	WD U		I	37	55,000																		
GRANTOR: SAMMA C.CAMPBELL																								
GRANTEE: SARAH ROCCO SCHNEID																								
BLD DATE						LGL DATE																		
XF DATE						LAND DATE																		
INC DATE						AG DATE																		
215 NW FAIRWAY HILLS GLN #12, LAKE CITY																								
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																								
LAND DESCRIPTION																								
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							