

UNIT 14 FAIRWAY HILLS CONDO.  
637-138, 751-50, 783-1853, WD 10

POTASKI ELIZABETH  
215 NE FAIRWAY HILLS GLN, UNIT 14  
LAKE CITY, FL 32055-7264

**2026**

27-3S-16-02312-014  


| 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  |     | 100%      | - 2023      |                | Heated Area: 1694 |     |     |      |      |      |        |
| Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL. |     |           |             |                |                   |     |     |      |      |      |        |
| HX Base Yr 2023   |     |           |             |                |                   |     |     |      |      |      |        |

| COLUMBIA COUNTY PROPERTY                          |             |        |             |
|---|-------------|--------|-------------|
| VALUATION SUMMARY                                 |             |        | PAGE 1 of 1 |
| VALUATION BY                                      |             |        | STANDARD    |
| Tax Group: 2                                      | Tax Dist:   |        |             |
| BUILDING MARKET VALUE                             |             |        | 143,185     |
| TOTAL MARKET OB/XF VALUE                          |             |        | 0           |
| TOTAL LAND VALUE - MARKET                         |             |        | 100         |
| TOTAL MARKET VALUE                                |             |        | 143,285     |
| SOH/AGL Deduction                                 |             |        | 18,616      |
| ASSESSED VALUE                                    |             |        | 124,669     |
| TOTAL EXEMPTION VALUE                             | HX HB WX    |        | 56,411      |
| BASE TAXABLE VALUE                                |             |        | 68,258      |
| TOTAL JUST VALUE                                  |             |        | 143,285     |
| NCON VALUE  |             |        | 0           |
| INCOME VALUE                                      |             |        |             |
| PREVIOUS YEAR MKT VALUE                           |             |        | 145,330     |
| SALE:2:1: LOT 14, FAIRWAY HILLS NOTE:SEE PREVIOUS |             |        |             |
| PERMIT NUM  | DESCRIPTION | AMT    | ISSUED      |
| 000045631   | Remodel     | 38,250 | 10/05/2022  |
| 25647   | MAINT/ALTR  | 100    | 03/26/2007  |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1471/1239                    | 7/15/2022  | WD        | Q   | I   | 01     | 154,000    |
| GRANTOR: DEROSIA MICHELLE    |            |           |     |     |        |            |
| GRANTEE: POTASKI JOSEPH      |            |           |     |     |        |            |
| 1011/2836                    | 12/30/2003 | WD        | Q   | I   | 04     | 100        |
| GRANTOR: AUDREY BULLARD      |            |           |     |     |        |            |
| GRANTEE: DALE DEROSIA & MICH |            |           |     |     |        |            |

| 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 |
| 215 NW FAIRWAY HILLS GLN #14, LAKE CITY |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| BLD DATE                                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| XF DATE                                 |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| INC DATE                                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| LGL DATE                                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| LAND DATE                               |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| AG DATE                                 |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| TOTALS 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        |                             |      |         |      |     |    |        |