

UNIT 16 FAIRWAY HILLS CONDO.
785-2063, 798-1167, 881-302, 883

VICENTEMAN LLC
215 NW FAIRWAY HILLS GLN, UNIT 18
LAKE CITY, FL 32055

2026

27-3S-16-02312-016


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	15	HARDTILE	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	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	1,771	100	
FOP	77	30	
FST	28	55	
TOTALS	1,876		

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%	- 2025		Heated Area: 1771					HX Base Yr			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2																			
VALUATION SUMMARY																								
VALUATION BY				STANDARD																				
Tax Group: 2				Tax Dist:																				
BUILDING MARKET VALUE				165,936																				
TOTAL MARKET OB/XF VALUE				1,300																				
TOTAL LAND VALUE - MARKET				100																				
TOTAL MARKET VALUE				167,336																				
SOH/AGL Deduction				0																				
ASSESSED VALUE				167,336																				
TOTAL EXEMPTION VALUE				0																				
BASE TAXABLE VALUE				167,336																				
TOTAL JUST VALUE				167,336																				
NCON VALUE				0																				
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE				163,233																				
SALE:1:1: UT 16 FAIRWAY HILL CONDO SEE NOTE																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
25648	MAINT/ALTR	45	03/26/2007																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																		
1511/1908	4/01/2024	WD	U	I	37	120,000																		
GRANTOR: HOLBROOK DIANE N TRUS																								
GRANTEE: VICENTEMAN LLC																								
1393/1615	8/19/2019	WD	Q	I	01	120,000																		
GRANTOR: KATHERINE M BEROSET &																								
GRANTEE: DIANE N HOLBROOK TR																								
BLD DATE						LGL DATE																		
XF DATE						LAND DATE																		
INC DATE						AG DATE																		
EXTRA FEATURES						NOTES																		
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									
1	0258	PATIO	0	0	11 44			0.00	100	1999	1999	3	100	800										
2	0080	DECKING	0	0	14 22			0.00	100	1999	1999	3	100	500										
TOTALS															1,300									
LAND DESCRIPTION						TOTAL OB/XF										1,300								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							