

UNIT 17 FAIRWAY HILLS CONDO.
687-650, WD 1054-1213, DC 1164-1

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

2026

27-3S-16-02312-017


ELEMENT	CD	CONSTRUCTION
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		2 100
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

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: 1694	HX Base Yr
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.													

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				0	
ASSESSED VALUE				149,013	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				149,013	
TOTAL JUST VALUE				149,013	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				145,330	

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100		1,694	148,913
TOTALS	1,694			1,694	148,913

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
1531/572	8/07/2024	WD	U	I	18	160,000

GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: VICENTEMAN LLC
1510/2272 2/28/2024 CT U I 18 0
GRANTOR: CLERK OF COURT (HOLBR)
GRANTEE: FEDERAL NATIONAL MO

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

EXTRA FEATURES										215 NW FAIRWAY HILLS GLN #17, LAKE CITY							
										BLD DATE							
										XF DATE							
										LGL DATE							
										LAND 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	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							