

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

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			0
ASSESSED VALUE			143,285
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			143,285
TOTAL JUST VALUE			143,285
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	143,186
TOTALS	1,694			1,694	143,185

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
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GRANTOR: CLERK OF COURT (HOLBR)
GRANTEE: FEDERAL NATIONAL MO

BUILDING NOTES												
NULL												

BUILDING DIMENSIONS												
NULL												

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																								
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																						
XF DATE		LAND DATE																						
INC DATE		AG DATE																						

TOTAL OB/XF												
0												

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							

LAND DESCRIPTION																																					
<table border="1"> <tr> <td>1</td> <td>0400</td> <td>C</td> <td>CONDO</td> <td>0</td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> <td>1.00</td> <td>LT</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>100.00</td> <td>100.00</td> <td>100</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>													1	0400	C	CONDO	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100.00	100.00	100							
1	0400	C	CONDO	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100.00	100.00	100																				

REVIEW DATE												
02/10/2025												