UNIT 21 FAIRWAY HILLS CONDO.
454-706, 643-170, 721-724, 726-2

CASSEL JOHN D/CASSEL KARI
215 NW FAIRWAY HILLS GLN #21
LAKE CITY, FL 32055

2027

27-3S-16-02312-021

BUILDING CHARACTERISTICS

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 80
Interior Floo	15	HARDTILE 20
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
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	1,232	100		1,232	118,588
TOTALS	1,232			1,232	118,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,232	132.2244	137.51	169,412	1976	1995	0	0	0	30.00	70.00

1 CONDO EXCP 0% - 2022 Heated Area: 1232 HX Base Yr
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

215 NW FAIRWAY HILLS GLN #21, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	118,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	118,688
SOH/AGL Deduction	0
ASSESSED VALUE	118,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,688
TOTAL JUST VALUE	118,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25649	MAINT/ALTR	75	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/985	2/22/2021	WD	Q	I	01	115,000
GRANTOR: SK SQUARED LLC						
GRANTEE: CASSEL JOHN D						
1338/1520	4/25/2017	TR	U	I	30	104,500
GRANTOR: CHARLES SCOTT & SANDY						
GRANTEE: SK SQUARED LLC						

BUILDING NOTES

BUILDING DIMENSIONS

NULL

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.02 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS