

UNIT 22 FAIRWAY HILLS CONDO.
386-461, 950-748, WD 1394-2168,

AINA PATRICIA ITOHAN
215 NW FAIRWAY DR, UNIT 22
LAKE CITY, FL 32055

2026

27-3S-16-02312-022


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		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
BAS	1,848	100	
TOTALS	1,848		1,848
			161,041

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%	- 2022								
Unexpeced EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.						Heated Area: 1848		HX Base Yr 2022			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			161,041
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			161,141
SOH/AGL Deduction			16,834
ASSESSED VALUE			144,307
TOTAL EXEMPTION VALUE	SX HX HB		101,411
BASE TAXABLE VALUE			42,896
TOTAL JUST VALUE			161,141
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,156

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
1462/2505	3/29/2022	WD	U	I	11	100
GRANTOR: LEMLEY BARBARA						
GRANTEE: AINA PATRICIA ITOHA						
1394/2168	9/13/2019	WD	Q	I	01	133,500
GRANTOR: BARBARA LEMLEY						
GRANTEE: AINA ITOHAN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC 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	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							