

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 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	
Architectural	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

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								
Heated Area: 1848 Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.											
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			154,844
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			154,944
SOH/AGL Deduction			10,637
ASSESSED VALUE			144,307
TOTAL EXEMPTION VALUE	SX HX HB		101,411
BASE TAXABLE VALUE			42,896
TOTAL JUST VALUE			154,944
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	XF DATE	INC 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	100.00	100.00	100							