

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	1,269	100	
TOTALS	1,269		1,269

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%	- 2026									Heated Area: 1269	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				134,890		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				100		
TOTAL MARKET VALUE				134,990		
SOH/AGL Deduction				0		
ASSESSED VALUE				134,990		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				134,990		
TOTAL JUST VALUE				134,990		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				115,210		
SALE:4:1: UNIT 25, FAIRWAY HILLS CONDO						
SALE:3:1: UNIT 25 FAIRWAY HILLS CONDO						
SALE:2:1: 1/3 UNDIV INT EA						
SALE:1:1: SALE AMONG CO-OWNERS (ALSO BROTHERS)						
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
1544/639	7/01/2025	WD Q	Q	I	01	175,000
GRANTOR: POTASKI ELIZABETH RAD						
GRANTEE: KARANTINOS NICHOLAS						
1277/1522	6/11/2014	WD U	U	I	14	100
GRANTOR: JOSEPH & ELIZABETH RA						
GRANTEE: JOSEPH E POTASKI TR						

EXTRA FEATURES																
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

TOTAL OB/XF														0			
215 NW FAIRWAY HILLS GLN #25, LAKE CITY																	

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										