

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 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
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		
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			129,702
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			129,802
SOH/AGL Deduction			0
ASSESSED VALUE			129,802
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			129,802
TOTAL JUST VALUE			129,802
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 / V / RSN CD
1544/639	7/01/2025	WD Q	I 01
			SALE PRICE
			175,000
GRANTOR: POTASKI ELIZABETH RAD			
GRANTEE: KARANTINOS NICHOLAS			
1277/1522	6/11/2014	WD 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

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	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							