UNIT 25 FAIRWAY HILLS CONDO.

705-661, 766-2079, 831-809, CD 8

KARANTINOS NICHOLAS/KARANTINOS NELL B
945 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024

2027

27-3S-16-02312-025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100		1,269	134,890
TOTALS	1,269			1,269	134,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,269	127.7640	132.87	168,612	1976	2005	0	0	0	20.00	80.00

1 CONDO EXCP 0% - 2026 Heated Area: 1269 HX Base Yr
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

215 NW FAIRWAY HILLS GLN #25, LAKE CITY

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

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	134,990

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	I	01	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						

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 09/30/2025 BY TP Total Acres: 0.02 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS