LOT 23 FAIRFIELD HILLS S/D.
ORB 454-568, 949-2467, TD 1210,

FOR THE SELLER LLC
257 NW HORIZON ST
LAKE CITY, FL 32055

2026

29-3S-16-02390-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29316.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	53,480
TOTAL MARKET VALUE	54,080
SOH/AGL Deduction	0
ASSESSED VALUE	54,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,080
TOTAL JUST VALUE	54,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,080

BLDG:1:1: HOUSE FED IN FOR INFORMATION ONLY FOR 20

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/1162	10/18/2013	WD	U	V	11	100
GRANTOR: ERROLL & BILLY G TERZ						
GRANTEE: FOR THE SELLER LLC						
1252/0345	3/28/2013	WD	Q	V	01	40,000
GRANTOR: ERNEST E STEWART						
GRANTEE: ERROLL & BILLY G TE						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0000	C	VAC RES	0		A-3	0.00	0.00	3.82	AC		1.00	1.00	1.00	14,000.00	14,000.00	53,480							

REVIEW DATE 03/02/2023 BY KS Total Acres: 3.82 Total Land Value: 53,480 Market: 0 Agricultural: 0 Common: 53,480 PRINTED 06/08/2026 BY SYS