

LOT 17 FAIRFIELD WOODS S/D.
438-65, LE 891-218, LE 1300-619,

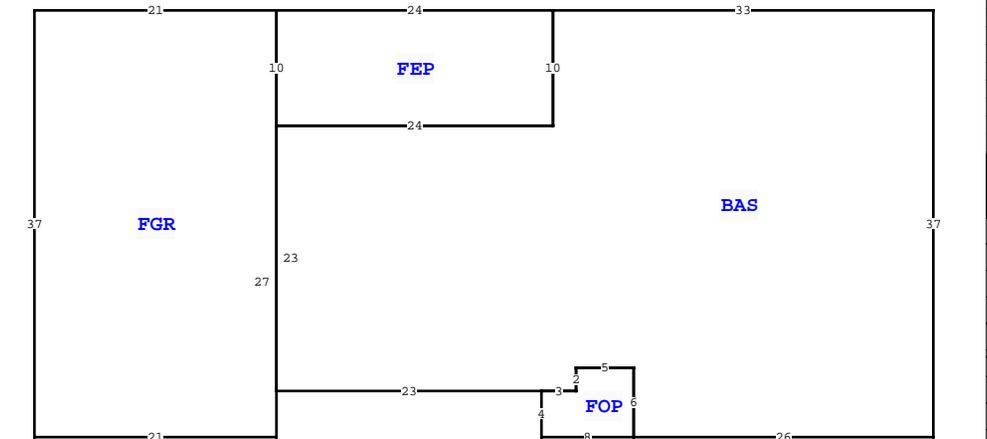
PARTINGTON CHARLES LESLIE/PARTINGTON DIANA IRENE
960 NW HORIZON ST
LAKE CITY, FL 32055

2026

29-3S-16-02391-017
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,367	132.4224	150.96	357,322	1981	1981	0	0	0	35.00	65.00



Quality	
DOR CODE	MAP NUM
05 05	0100 SINGLE FAMILY
29316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100		1,735	170,245
FEP	240	80		192	18,840
FGR	777	55		427	41,899
FOP	42	30		13	1,275
TOTALS	2,794			2,367	232,259

L	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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1973	1973	3	40	14,336	
4	0200	GARAGE F	0	100	20	30	600.00	UT	15.00	15.00	100	0	0	3	100	9,000	
5	0140	CLFENCE 6	0	100	0	0	216.00	UT	8.00	8.00	100	2006	2006	3	100	1,728	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			232,259
TOTAL MARKET OB/XF VALUE			28,064
TOTAL LAND VALUE - MARKET			74,200
TOTAL MARKET VALUE			334,523
SOH/AGL Deduction			29,135
ASSESSED VALUE			305,388
TOTAL EXEMPTION VALUE	HX HB 13		305,388
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			334,523
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/2447	1/26/2024	LE U	I	I	14	100
GRANTOR: PARTINGTON CHARLES LE						
GRANTEE: PARTINGTON CHARLES						
1452/827	11/08/2021	WD Q	I	I	01	300,000
GRANTOR: ORDOS JON						
GRANTEE: PARTINGTON CHARLES						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W33 S10 W24 S23 E23 E3 N2 E5 S6 E26 N37 \$	
FGR=[ORIG=-57,10] N10 W21 S37 E21 N27 \$	
FEP=[ORIG=-33,0] W24 S10 E24 N10 \$	
FOP=[ORIG=-34,33] S4 E8 N6 W5 S2 W3 \$	

LAND DESCRIPTION		TOTAL OB/XF														28,064								
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	0100	C	SFR	100		A-3	0.00	0.00	3.71	AC		1.00	1.00	1.00	20,000.00	20,000.00	74,200							