

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

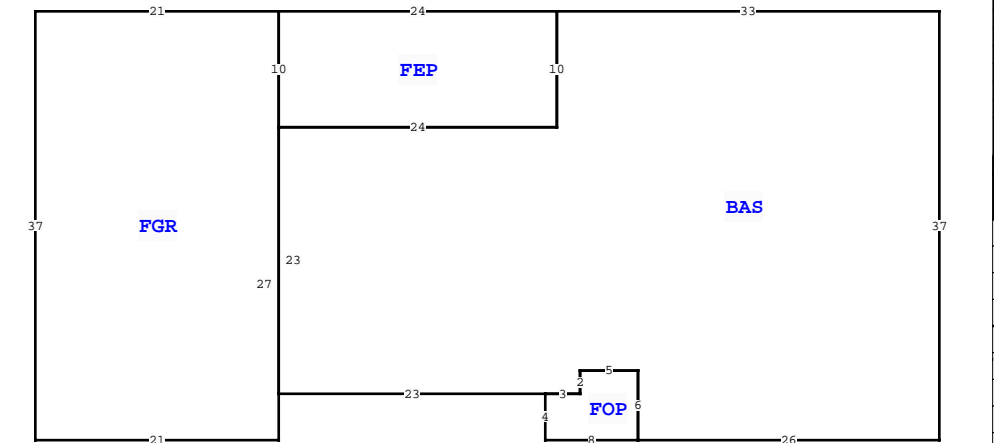
PARTINGTON CHARLES LESLIE/PARTINGTON DIANA IRENE
960 NW HORIZON ST
LAKE CITY, FL 32055

2026

29-3S-16-02391-017
PAGE 1 of 1

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	1. 100
Architectual Units	05	CONV 100
Condition Adj	04	0 100
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	148.31	351,050	1981	1981	0	0	35.00	65.00



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		01	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	167,257		
FEP	240	80		192	18,509		
FGR	777	55		427	41,163		
FOP	42	30		13	1,253		
TOTALS	2,794			2,367	228,182		

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY											
VALUATION BY											STANDARD
Tax Group: 3											Tax Dist:
BUILDING MARKET VALUE											228,182
TOTAL MARKET OB/XF VALUE											28,064
TOTAL LAND VALUE - MARKET											74,200
TOTAL MARKET VALUE											330,446
SOH/AGL Deduction											25,058
ASSESSED VALUE											305,388
TOTAL EXEMPTION VALUE											HX HB 13 305,388
BASE TAXABLE VALUE											0
TOTAL JUST VALUE											330,446
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											330,446

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
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	

LAND DESCRIPTION																								
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							

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1507/2447	1/26/2024	LE U	I 14	100

GRANTOR: PARTINGTON CHARLES LE				
GRANTEE: PARTINGTON CHARLES				
1452/827	11/08/2021	WD Q	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 \$											

TOTAL OB/XF											
28,064											