LOTS 39 & 40 FAIRWAY VIEW S/D UN
367-124, 671-280, 678-50, WD 136

MORALES VICTOR M/MORALES BARBARA R
272 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

34-3S-16-02309-040

BUILDING CHARACTERISTICS

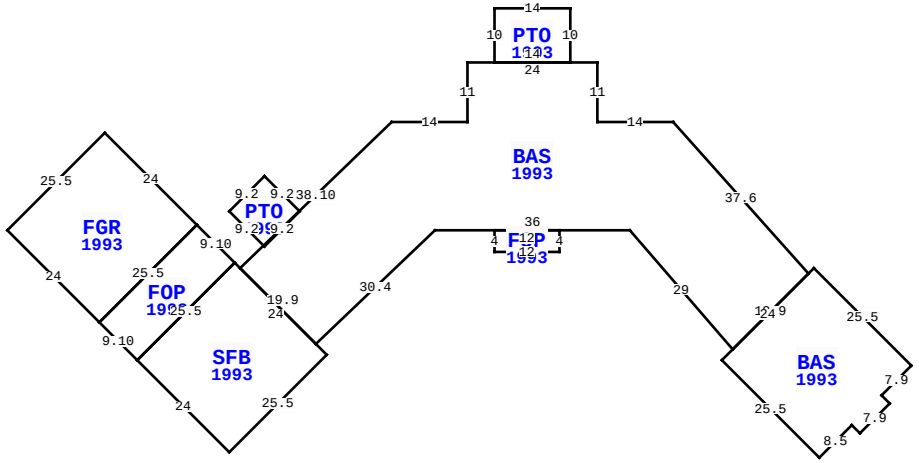
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	90	CUSTOM 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	629	100	1993	629	64,522
BAS	2,482	100	1993	2,482	254,598
FGR	612	55	1993	337	34,569
FOP	48	30	1993	14	1,436
FOP	252	30	1993	76	7,796
PTO	85	5	1993	4	410
PTO	140	5	1993	7	718
SFB	612	80	1993	490	50,264
TOTALS	4,860			4,039	414,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,039	133.2150	146.54	591,875	1992	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2027 Heated Area: 3723 HX Base Yr 2027



272 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	30	20	600.00	UT	1.40	1.40	100	0	0	3	100	840	
3	0166	CONC,PAVMT	0	100	50	24	1,200.00	UT	1.40	1.40	100	0	0	3	100	1,680	
4	0166	CONC,PAVMT	0	100	210	15	3,150.00	UT	1.40	1.40	100	0	0	3	100	4,410	
5	0169	FENCE/WOOD	0	100	0	0	288.00	UT	7.50	7.50	100	1993	1993	3	100	2,160	
6	0166	CONC,PAVMT	0	100	34	34	1,156.00	UT	3.00	3.00	100	2007	2007	3	100	3,468	
7	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		414,312
TOTAL MARKET OB/XF VALUE		16,358
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		472,670
SOH/AGL Deduction		90,011
ASSESSED VALUE		382,659
TOTAL EXEMPTION VALUE	HX HB 13	382,659
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		472,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051402	Roof Replacement	40,986	11/06/2024
25953	ADDN SFR	108	06/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/2141	6/17/2026	WD	Q	I	01	530,000
GRANTOR: HAZEN LINDA REVOCABLE						
GRANTEE: MORALES VICTOR M						
1499/2553	9/15/2023	WD	U	I	11	100
GRANTOR: WARD EDWARD LEE JR						
GRANTEE: HAZEN LINDA REVOCAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-2,-24] W24 S11 W14 D27L28 D14R14 U21R22
E36 D22R19 U14R14 U28L25 W14 N11 $
BAS=[YR=1993;ORIG=56,32] U18L18 D17L17 D18R18 U6R6 D1.6R1.6
U5.6R5.6 U1.6L1.6 U5.6R5.6 $
SFB=[YR=1993;ORIG=-52,30] U17L17 D18L18 D17R17 U18R18 $
FGR=[YR=1993;ORIG=-76,6] U17L17 D18L18 D17R17 U18R18 $
FOP=[YR=1993;ORIG=-69,13] U7L7 D18L18 D7R7 U18R18 $
PTO=[YR=1993;ORIG=-7,-34] W14 S10 E14 N10 $
PTO=[YR=1993;ORIG=-57,3.6] U6.6L6.6 D6.6L6.6 D6.6R6.6
U6.6R6.6 $
FOP=[YR=1993;ORIG=-21,11] E12 N4 W12 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,358

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							

REVIEW DATE 10/20/2026 BY TP Total Acres: 1.48 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS