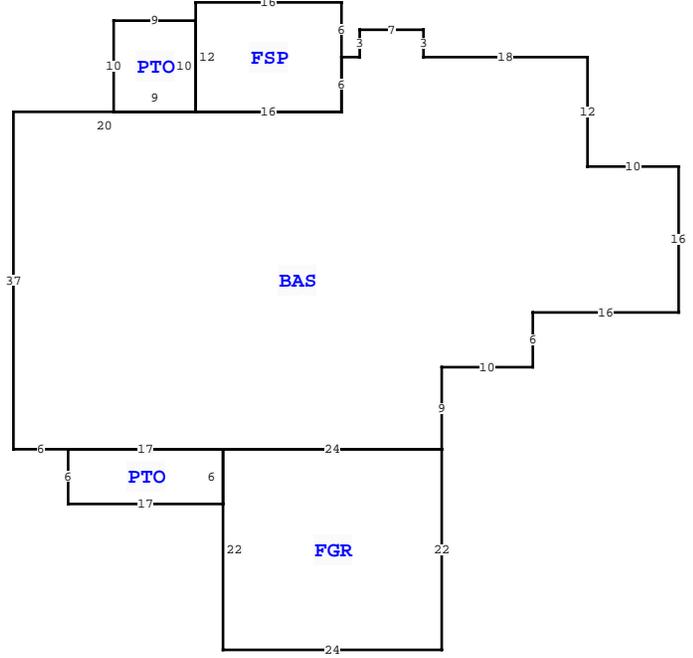


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	26316.030 1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023									
Heated Area: 2494 HX Base Yr 2023												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100		2,494	287,687
FGR	528	55		290	33,452
FSP	192	40		77	8,882
PTO	90	5		4	461
PTO	102	5		5	577
TOTALS	3,406			2,870	331,058

365 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	1,696.00	UT	1.40	1.40	100	0	0	3	100	2,374	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2011	2011	3	68	24,371	
4	0282	POOL ENCL	0	100	26	41	1,066.00	UT	15.00	15.00	100	2011	2011	3	40	6,396	
5	0296	SHED METAL	0	100	12	30	360.00	UT	9.00	9.00	52	2011	2011	3	52	1,685	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	331,058			
TOTAL MARKET OB/XF VALUE	35,326			
TOTAL LAND VALUE - MARKET	42,000			
TOTAL MARKET VALUE	408,384			
SOH/AGL Deduction	15,912			
ASSESSED VALUE	392,472			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	341,061			
TOTAL JUST VALUE	408,384			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	414,476			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053893	Remodel	32,241	08/22/2025
30610	MAINT/ALTR	45	11/19/2012
29479	POOL	185	06/15/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1927	12/06/2020	WD	Q	I	01	327,500
GRANTOR: CARLSON ROBERT A						
GRANTEE: GOOSEN DESERRAI J						
1211/1598	3/15/2011	WD	U	I	19	90,000
GRANTOR: WILLIAM J MCSHANE ETA						
GRANTEE: ROBERT A & BETTE J						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W18 N3 W7 S3 W2 FSP= N6 W16 S12 E16 N6\$ S6 W16 PTO= N10 W9 S10 E9\$ W20 S37 E6 PTO= S6 E17 N6 W17\$ E17 FGR= S22 E24 N22 W24\$ E24 N9E10 N6 E16 N16 W10 N12\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000								