LOT 7 FAIRWAY VIEW S/D UNIT I.
339-432,757-1100, DC 1185-1762,

GOOSEN DESERRAI J
365 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

35-3S-16-02309-007

BUILDING CHARACTERISTICS

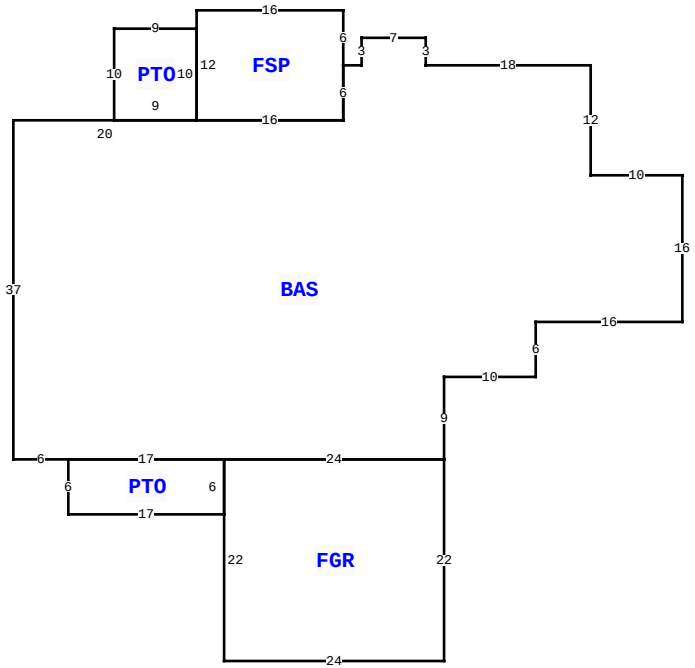
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100		2,494	282,543
FGR	528	55		290	32,854
FSP	192	40		77	8,724
PTO	90	5		4	453
PTO	102	5		5	567
TOTALS	3,406			2,870	325,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,870	124.8390	137.32	394,108	1993	2011	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 2023 Heated Area: 2494 HX Base Yr 2023



365 NW FAIRWAY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		325,139
TOTAL MARKET OB/XF VALUE		35,326
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		402,465
SOH/AGL Deduction		0
ASSESSED VALUE		402,465
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		351,054
TOTAL JUST VALUE		402,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,384

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 35,326

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	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							

REVIEW DATE 03/20/2026 BY robin Total Acres: 0.52 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS