LOT 8 FAIRWAY VIEW S/D UNIT I

427-364, 1137-188, LE 1556-145

LEMLEY BARBARA J
393 NW FAIRWAY DRIVE
LAKE CITY, FL 32055

2027

35-3S-16-02309-008

BUILDING CHARACTERISTICS

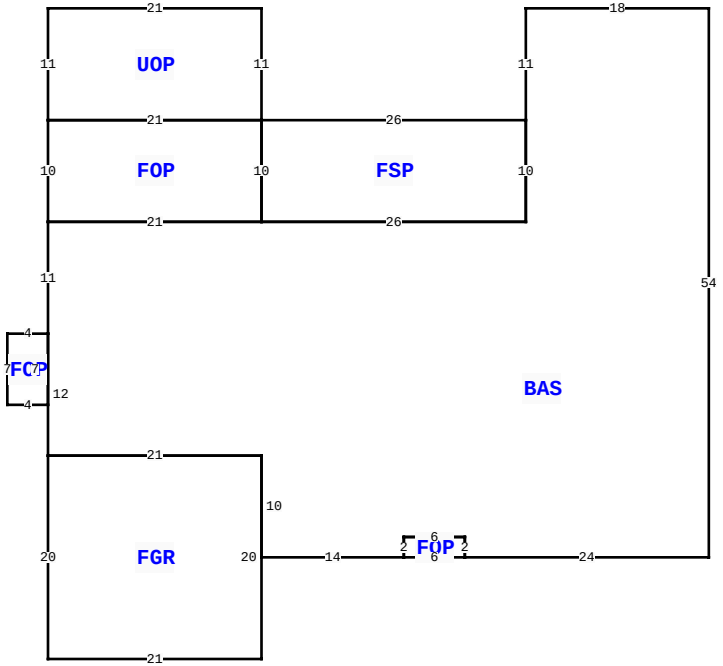
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,301	100		2,301	200,417
FGR	420	55		231	20,120
FOP	12	30		4	348
FOP	28	30		8	697
FOP	210	30		63	5,487
FSP	260	40		104	9,058
UOP	231	20		46	4,007
TOTALS	3,462			2,757	240,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,757	121.8140	134.00	369,438	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2301 HX Base Yr



393 NW FAIRWAY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	240,135
TOTAL MARKET OB/XF VALUE	27,096
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	309,231
SOH/AGL Deduction	125,399
ASSESSED VALUE	183,832
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	132,421
TOTAL JUST VALUE	309,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053810	Roof Replacement	24,840	08/11/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/145	12/10/2025	LE	U	I	14	100

GRANTOR: LEMLEY BARBARA J

GRANTEE: LEMLEY BARBARA J (E

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S11 FSP= W26 S10 E26 N10$ S10 W26 FOP= N10 UOP= N11 W21 S11 E21$ W21 S10E21$ W21 S11 FOP= W4 S7 E4 N7$S12 FGR= S20 E21 N20 W21$ E21S10 E14 FOP= E6 N2 W6 S2$ N2 E6 S2 E24 N54$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,100	
3	0280	POOL R/CON	0	100	32	16	832.00	UT	70.00	70.00	100	1980	1980	3	40	23,296	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 27,096

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 08/25/2025 BY chuck Total Acres: 0.52 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS