LOT 55 FAIRWAY VIEW S/D UNIT I.
ORB 385-478

SMITH STEPHEN A/SMITH GEORGIA H
P O BOX 1792
LAKE CITY, FL 32056

2026

35-3S-16-02309-055

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

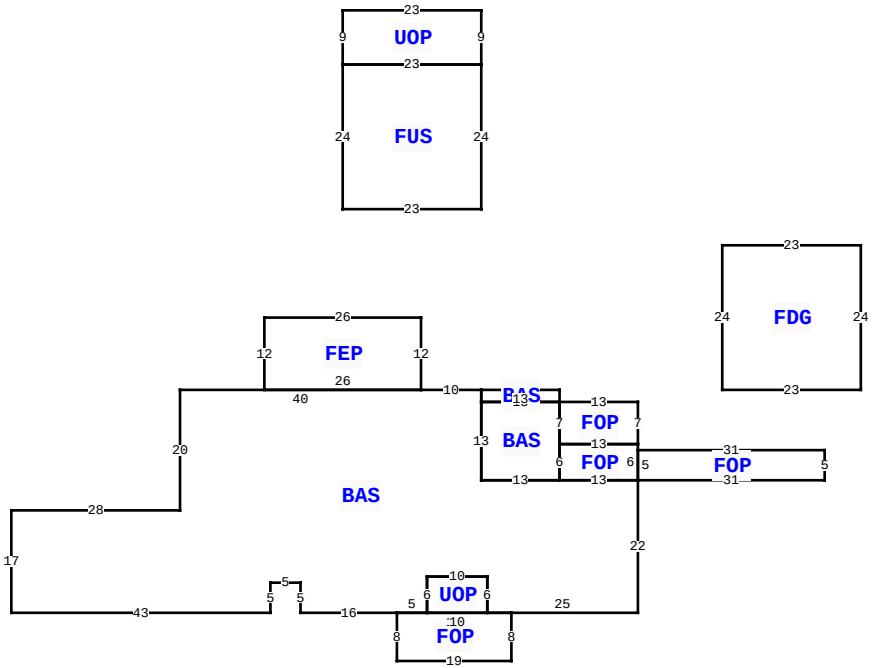
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	26	100		26	2,271
BAS	169	100		169	14,762
BAS	2,813	100		2,813	245,707
FDG	552	60		331	28,912
FEP	312	80		250	21,837
FOP	78	30		23	2,009
FOP	91	30		27	2,358
FOP	152	30		46	4,018
FOP	155	30		46	4,018
FUS	552	100		552	48,216
TOTALS	5,167			4,336	378,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,336	117.8760	134.38	582,672	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3560 HX Base Yr



** This building has 12 Sub-Areas

144 NW HERON GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		378,737
TOTAL MARKET OB/XF VALUE		7,140
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		453,077
SOH/AGL Deduction		215,072
ASSESSED VALUE		238,005
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,594
TOTAL JUST VALUE		453,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13162	ADDN SFR	55	10/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FEP= N12 W26 S12 E26$ W40 S20 W28 S17 E43 N5 E5S5 E16 FOP= S8 E19 N8 W19$ E5UOP= N6 E10 S6 W10$ N6 E10 S6E25 N22 FOP= E31 N5 W31 S5$ FOP= N6 W13 S6 E13$ W13 BAS= N6 FOP= E13 N7 W13 S7$ N7 W13 S13 E13$ W13 N13 BAS= E13 N2 W13 S2$ N2$ PTR=N30 FUS= N24 UOP= N9 W23 S9 E23$ W23 S24 E23$ S30$ PTR=E40 FDG= E23 N24 W23 S24$ W40$.

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	2,500	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	440	
4	0290	SAUNA	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,140

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	1.92	35,000.00	67,200.00	67,200							

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.80 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 05/12/2026 BY SYS