

# COLUMBIA COUNTY

## Property Appraiser

### Parcel 27-3S-16-02311-005

#### Owners

JACKSON EDMAN E  
JACKSON YVONNE  
776 NW FAIRWAY DR  
LAKE CITY, FL 32055

#### Parcel Summary

Location	776 NW FAIRWAY DR
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	.5000
Section	27
Township	3S
Range	16
Subdivision	FRWAY VIEW

#### Legal Description

LOT 5 FAIRWAY VIEW UNIT 1-A.

471-384, DC 846-552, QC 1209-1120, WD 1344-1848,  
WD 1344-1849, WD 1526-2595,



#### Working Values

	2025
Total Building	\$204,586
Total Extra Features	\$6,930
Total Market Land	\$35,000
Total Ag Land	\$0

	2025
Total Market	\$246,516
Total Assessed	\$246,516
Total Exempt	\$0
Total Taxable	\$246,516
SOH Diff	\$0

## Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$208,374	\$190,520	\$172,204	\$143,957	\$131,623	\$121,340
Total Extra Features	\$6,930	\$6,930	\$5,930	\$5,930	\$5,930	\$5,930
Total Market Land	\$30,000	\$30,000	\$23,500	\$17,500	\$17,500	\$17,500
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$245,304	\$227,450	\$201,634	\$167,387	\$155,053	\$144,770
Total Assessed	\$223,893	\$203,539	\$184,126	\$167,387	\$155,053	\$142,494
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$223,893	\$203,539	\$184,126	\$167,387	\$155,053	\$142,494
SOH Diff	\$21,411	\$23,911	\$17,508	\$0	\$0	\$2,276

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U .....	Reason	Type	V/I .....	Sale Price	Ownership
WD 1526/2595	2024-09-19	U .....	37 .....	WARRANTY DEED	Improved	\$206,300	Grantor: PELT JOAN Grantee: JACKSON EDMAN E
WD 1344/1849	2017-09-20	Q .....	01 .....	WARRANTY DEED	Improved	\$144,000	Grantor: LUCILLE J BENZ Grantee: JOAN PELT
WD 1344/1848	2017-09-19	U .....	11 .....	WARRANTY DEED	Improved	\$100	Grantor: DENNIS J BENZ (SON) Grantee: LUCILLE J BENZ (MOTHER)
QC 1209/1120	2011-02-08	U .....	11 .....	QUIT CLAIM DEED	Improved	\$100	Grantor: LUCILLE J BENZ Grantee: LUCILLEE J BENZ OR DENNIS J BENZ (JTWRS)
03 0444/0138	1980-03-01	Q .....			Vacant	\$8,000	
03 0411/0345	1978-09-01	Q .....			Vacant	\$7,500	

# Buildings

## Building # 1, Section # 1, 131623, SFR

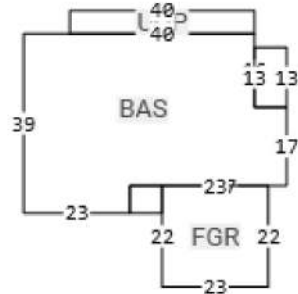
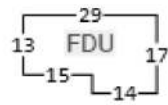
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1907	\$314,748	1982	1982	0.00%	35.00%	65.00%	\$204,586

## Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	10	ABOVE AVG.
EW	Exterior Wall	21	STONE
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame		
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

## Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,907	100%	1,907
FDU	433	60%	260
FGR	506	55%	278
FOP	42	30%	13
FSP	91	40%	36
UOP	200	20%	40



### Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0120	CLFENCE 4			280.00	\$4.50	1993	100%	\$1,260
0166	CONC,PAVMT			1335.00	\$2.00	1993	100%	\$2,670
0180	FPLC 1STRY			1.00	\$2,000.00	2009	100%	\$2,000
0296	SHED METAL			1.00	\$1,000.00	2022	100%	\$1,000

### Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR		.00	.00	1.00	\$35,000.00/LT	0.50	1.00	\$35,000

### Personal Property

None

### Permits

None

### TRIM Notices

2024  
2023  
2022

### Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of

permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of April 30, 2025.