

LOT 60 FAIRWAY VIEW S/D UNIT 1.
723-837, 774-2093, WD 1154-10, W

CLARK KATHERINE
284 SW BAYA DR, C/O TRAVIS KOON
LAKE CITY, FL 32025

2025

26-3S-16-02309-060

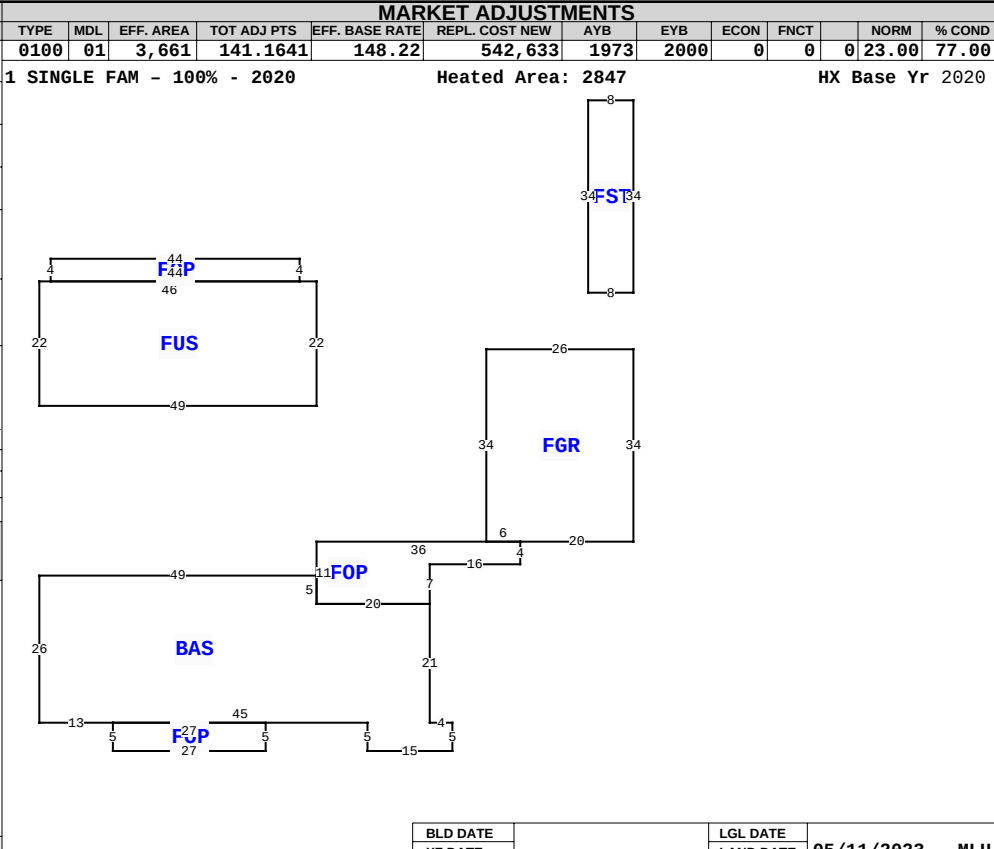


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	32 HARDIE BRD 30
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectural	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1,769	201,895
FGR	884	55	486	55,467
FOP	135	30	40	4,565
FOP	176	30	53	6,049
FOP	284	30	85	9,701
FST	272	55	150	17,119
FUS	1,078	100	1,078	123,031
TOTALS	4,598		3,661	417,827

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0190	FPLC PF	0 100	0	0	2.00	UT	1,200.00	1,200.00	100	0
3	0258	PATIO	0 100	27	23	1.00	UT	0.00	0.00	100	0
4	0170	FPLC 2STRY	0 100	0	0	1.00	UT	2,750.00	2,750.00	100	0

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
7,019											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		417,827	
TOTAL MARKET OB/XF VALUE		7,019	
TOTAL LAND VALUE - MARKET		57,600	
TOTAL MARKET VALUE		482,446	
SOH/AGL Deduction		136,719	
ASSESSED VALUE		345,727	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		295,727	
TOTAL JUST VALUE		482,446	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043311	Roof Replacement	23,000	12/06/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1470/1828	6/21/2022	QC	U	I	11
GRANTOR: CLARK LOWELL F					
GRANTEE: CLARK KATHERINE					
1353/2242	2/16/2018	WD	Q	I	01
GRANTOR: BRADLEY C & AMY L BYR					
GRANTEE: KATHERINE CLARK & L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W49 S26 E13 FOP= S5 E27N5 W27\$ E45 S5 E15 N5 W4 N21 FOP= N7 E16 N4 FGR= E20 N34 PTR=N10 FST= N34 W8 S34 E8\$ S10\$ W26 S34 E6\$ W36 S11 E20\$ W20 N5\$ PTR=N30 FUS= N22 W3 FOP= N4 W44 S4 E44\$ W46 S22 E49\$ S30\$.											