

Parcel: << 26-3S-16-02309-013 (46174) >>

Owner & Property Info				Result: 1 of 1
Owner	PATEL PRAVINCHANDRA J PATEL NIRMALA 3144 W US HWY 90 LAKE CITY, FL 32055			
Site	545 NW FAIRWAY DR, LAKE CITY			
Description*	LOT 13 FAIRWAY VIEW S/D UNIT I & BEG SE COR OF SAID LOT 13, N 150 FT, E 25 FT, S 150 FT, W 25 FT TO POB. 451-252, 781-58, 885-1031, 899-1274, WD 1493-1016			
Area	0.596 AC	S/T/R	26-3S-16	
Use Code**	SINGLE FAMILY (0100)	Tax District	2	
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.				

Property & Assessment Values			
2023 Certified Values		2024 Working Values	
Mkt Land	\$40,500	Mkt Land	\$40,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$438,404
XFOB	\$0	XFOB	\$0
Just	\$40,500	Just	\$478,904
Class	\$0	Class	\$0
Appraised	\$40,500	Appraised	\$478,904
SOH Cap [?]	\$9,067	SOH Cap [?]	\$5,924
Assessed	\$40,500	Assessed	\$478,904
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$31,433 city:\$0 other:\$0 school:\$40,500	Total Taxable	county:\$472,980 city:\$0 other:\$0 school:\$478,904



Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/20/2023	\$25,000	1493/1016	WD	V	Q	04
3/22/2000	\$31,500	0899/1274	WD	V	Q	
7/29/1999	\$31,000	0885/1031	WD	V	Q	
10/8/1993	\$15,000	0781/0058	WD	V	U	12

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2023	3317	4708	\$438,404
*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.					

Extra Features & Out Buildings					
Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.510 AC)	1.0000/1.0000 1.0000/1.0800000 /	\$32,400 /LT	\$32,400
0000	VAC RES (MKT)	0.250 LT (0.086 AC)	1.0000/1.0000 1.0000/1.0800000 /	\$32,400 /LT	\$8,100

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