

COLUMBIA COUNTY

Property Appraiser

Parcel 26-3S-16-02309-014

Owners

PATEL PRAVEN J
PATEL NIRMALA P
3144 W US HIGHWAY 90
LAKE CITY, FL 32055

GSA GIS

Pictometry

Parcel Summary

Location	569 NW FAIRWAY DR
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	.6060
Section	26
Township	3S
Range	16
Subdivision	FRWAY VIEW
Exemptions	01: HOMESTEAD (196.031a&b) (100%)
Lineage	Combined from: 26-3S-16-02309-014 26-3S-16-02308-01S

Legal Description

LOT 14 FAIRWAY VIEW S/D UNIT 1 & COMM SE COR OF
LOT 13 FAIRWAY VIEW UNIT 1, N 150 FT FOR POB,
CONT N 150 FT E 25 FT, S 150 FT, W 25 FT TO POB.

633-709, 710-25, WD 1511-1297

Working Values

	2025
Total Building	\$182,102
Total Extra Features	\$3,211

	2025
Total Market Land	\$47,250
Total Ag Land	\$0
Total Market	\$232,563
Total Assessed	\$122,871
Total Exempt	\$50,722
Total Taxable	\$72,149
SOH Diff	\$109,692

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$170,721	\$156,087	\$141,082	\$118,981	\$108,836	\$100,334
Total Extra Features	\$3,211	\$3,211	\$3,211	\$3,211	\$3,211	\$3,211
Total Market Land	\$40,500	\$32,400	\$25,380	\$18,900	\$18,900	\$18,900
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$214,432	\$191,698	\$169,673	\$141,092	\$130,947	\$122,445
Total Assessed	\$119,408	\$108,066	\$104,918	\$101,862	\$100,456	\$98,197
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$69,408	\$58,066	\$54,918	\$51,862	\$50,456	\$48,197
SOH Diff	\$95,024	\$83,632	\$64,755	\$39,230	\$30,491	\$24,248

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1511/1297	2024-03-28	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$25,000	Grantor: SYAN RESORT, LLC Grantee: PATEL PRAVINCHANDRA J
<u>WD</u> 0710/0025	1990-02-15	<u>Q</u>		WARRANTY DEED	Improved	\$78,900	Grantor: MOBLEY Grantee: PATEL
<u>WD</u> 0470/0084	1981-06-01	<u>Q</u>		WARRANTY DEED	Improved	\$75,000	
<u>03</u> 0443/0539	1980-03-01	<u>Q</u>			Improved	\$62,500	

Buildings

Building # 1, Section # 1, 108836, SFR

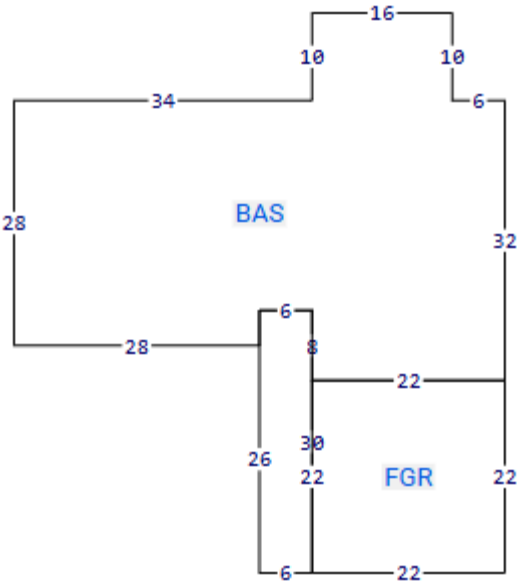
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1792	2456	\$280,157	1979	1979	0.00%	35.00%	65.00%	\$182,102

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	17	MSNRY STUC
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,792	100%	1,792
FGR	484	55%	266
FOP	180	30%	54



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1.00	\$0.00	0	100%	\$1,411

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0258	PATIO	10	12	120.00	\$2.50	1993	100%	\$300
0296	SHED METAL			1.00	\$0.00	2018	100%	\$1,500

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0140	SFR GOLF	00	.00	.00	1.00	\$35,000.00/ LT	0.52	1.08	\$37,800
0000	VAC RES	00	.00	.00	0.25	\$35,000.00/ LT	0.09	1.08	\$9,450

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Feb 5, 2014	31506	MAINT/ALTR	COMPLETED	MAINT/ALTR

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 August 01, 2025.