

Parcel: &lt;&lt; 27-3S-16-02311-001 (8546) &gt;&gt;

## Owner &amp; Property Info

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|             |                                                                                                                                      |              |          |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner       | WALTER DAVA LYNN<br>891 NW FAIRWAY DR<br>LAKE CITY, FL 32055                                                                         |              |          |
| Site        | 891 NW FAIRWAY DR, LAKE CITY                                                                                                         |              |          |
| Description | LOT 1 FAIRWAY VIEW UNIT 1A. ORB 412-735, 662-90, 670-332 THRU 335, 722-762, PROB # 99-158-CP 889-316 THRU 328, 921-437, WD 1389-864, |              |          |
| Area        | 0.51 AC                                                                                                                              | S/T/R        | 27-3S-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 &amp; Assessment Values

| 2022 Certified Values |                                                      | 2023 Working Values |                                                      |
|-----------------------|------------------------------------------------------|---------------------|------------------------------------------------------|
| Mkt Land              | \$28,200                                             | Mkt Land            | \$28,200                                             |
| Ag Land               | \$0                                                  | Ag Land             | \$0                                                  |
| Building              | \$230,071                                            | Building            | \$230,071                                            |
| XFOB                  | \$5,050                                              | XFOB                | \$5,050                                              |
| Just                  | \$263,321                                            | Just                | \$263,321                                            |
| Class                 | \$0                                                  | Class               | \$0                                                  |
| Appraised             | \$263,321                                            | Appraised           | \$263,321                                            |
| SOH Cap [?]           | \$52,320                                             | SOH Cap [?]         | \$45,990                                             |
| Assessed              | \$211,001                                            | Assessed            | \$217,331                                            |
| Exempt                | HX HB \$50,000                                       | Exempt              | HX HB WX \$55,000                                    |
| Total Taxable         | county:\$161,001 city:\$0 other:\$0 school:\$186,001 | Total Taxable       | county:\$162,331 city:\$0 other:\$0 school:\$187,331 |

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



## Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 7/18/2019 | \$229,000  | 1389/0864 | WD   | I   | Q                     | 01    |
| 2/22/2001 | \$150,000  | 0921/0437 | WD   | I   | Q                     |       |
| 6/12/1990 | \$120,000  | 0722/0762 | WD   | I   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description       | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1981     | 2896    | 3736      | \$230,071  |

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 &amp; Out Buildings (Codes)

| Code | Desc            | Year Blt | Value      | Units  | Dims    |
|------|-----------------|----------|------------|--------|---------|
| 0166 | CONC.PAVMT      | 1981     | \$1,500.00 | 1.00   | 0 x 0   |
| 0190 | FPLC PF         | 0        | \$1,200.00 | 1.00   | 0 x 0   |
| 0060 | CARPORT F       | 1993     | \$1,300.00 | 260.00 | 13 x 20 |
| 0294 | SHED WOOD/VINYL | 1993     | \$1,050.00 | 140.00 | 14 x 10 |

## Land Breakdown

| Code | Desc           | Units               | Adjustments                      | Eff Rate     | Land Value |
|------|----------------|---------------------|----------------------------------|--------------|------------|
| 0140 | SFR GOLF (MKT) | 1.000 LT (0.510 AC) | 1.0000/1.0000 1.0000/1.2000000 / | \$28,200 /LT | \$28,200   |

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