

LOT 8 FAIRWAY VIEW S/D UNIT I
ORB 427-364, DIV 1137-188

LEMLEY BARBARA J
393 NW FAIRWAY DRIVE
LAKE CITY, FL 32055

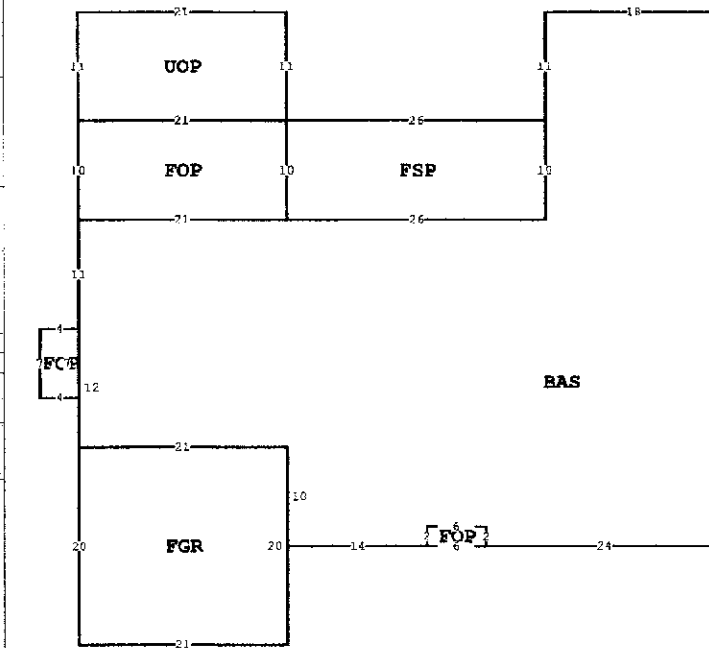
386-365-7259

2025

35-3S-16-02309-008

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,757	121.8140	136.43	376,138	1980	1980	0	0	0	35.00	65.00	
1 SINGLE FAM - 100% - 0													
Heated Area: 2301													
HX Base Yr													



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,301	100		2,301	204,051
FGR	420	55		231	20,485
FOP	12	30		4	355
FOP	28	30		8	709
FOP	210	30		63	5,587
FSP	260	40		104	9,223
UOP	231	20		46	4,079
TOTALS	3,462			2,757	244,490

393 NW FAIRWAY DR, LAKE CITY

EXTRA FEATURES

L	OROF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OROF MKT VALUE	NOTES
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,100	
3	0280	POOL R/CON	0 100	32	16	832.00	UT	70.00	70.00	100	1980	1980	3	40	23,296	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND LTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSPV
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.52 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 05/14/2025 BY SYS