C DIV: NW1/4 BLOCK 53.

341-438, DC 806-1407, 815-1418-1

HARRIS DONNA CAROL
303 SW ALACHUA AVE
LAKE CITY, FL 32025

2026

00-00-00-12798-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

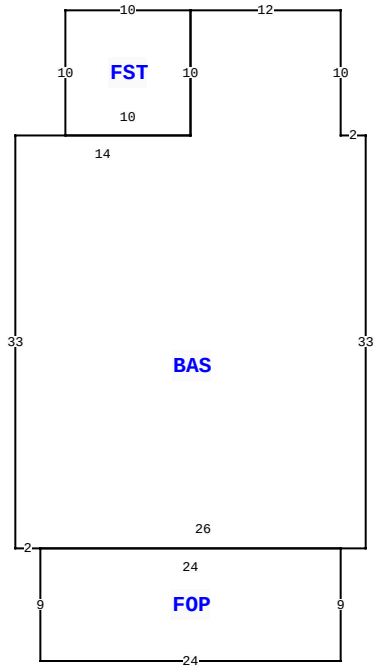
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100		1,044	85,273
FOP	216	30		65	5,309
FST	100	55		55	4,492
TOTALS	1,360			1,164	95,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,164	112.2000	125.66	146,268	1947	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1044 HX Base Yr 2020



303 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		95,074
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		19,294
TOTAL MARKET VALUE		118,168
SOH/AGL Deduction		27,245
ASSESSED VALUE		90,923
TOTAL EXEMPTION VALUE	HX HB 98	90,923
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		118,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,168

SALE:4:1: ALSO REFER TO DEATH CERTIFICATE ORB 806-

SALE:3:1: ALSO SEE ORB'S 815-1418-1422

SALE:2:1: ALSO SEE ORB'S 815-1418-1422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0165	MAINT/ALTR	50	04/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/2709	7/26/2019	WD	Q	I	01	92,900
GRANTOR: DONNA R DUNCAN						
GRANTEE: DONNA CAROL HARRIS						
0863/2073	7/28/1998	WD	Q	I		47,000
GRANTOR: KNOWLES						
GRANTEE: DUNCAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N10 W12 FST= W10 S10 E10 N10$ S10 W14 S33 E2 FOP= S9 E24 N9 W24$ E26 N33 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	GARAGE U	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RO	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	1.75	1.75	19,294							

REVIEW DATE 01/10/3206 BY DF Total Acres: 0.25 Total Land Value: 19,294 Market: 0 Agricultural: 0 Common: 19,294 PRINTED 11/18/2025 BY SYS