LOT 3 THE HUNT PLACE S/D.
ORB 475-323, 701-735,
855-537, EX 0.25 AC FOR ADDN'T

FARIS HARVEY B/FARIS PENNY S
1787 SW DAIRY ST
LAKE CITY, FL 32024

2026

08-5S-16-03490-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 02

NEIGHBORHOOD/LOC 8516.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	188,170
FCP	576	25		144	14,337
FOP	80	30		24	2,389
PTO	500	5		25	2,489
TOTALS	3,046			2,083	207,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,083	115.4440	129.30	269,332	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 1890 HX Base Yr 2003

1787 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,386
TOTAL MARKET OB/XF VALUE		16,967
TOTAL LAND VALUE - MARKET		58,140
TOTAL MARKET VALUE		282,493
SOH/AGL Deduction		97,769
ASSESSED VALUE		184,724
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,002
TOTAL JUST VALUE		282,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051297	Generator	0	10/28/2024
19361	SFR	335	03/27/2002
17069	PUMP/UTPOL	30	06/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0855/0537	3/10/1998	WD	Q	V		17,500

GRANTOR: ALEXANDER

GRANTEE: FARIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1890$ FCP= 576$ FOP= 80$ PTO= 500$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	3	56	168.00	UT	2.00	2.00	100	2002	2002	3	100	336	
3	0020	BARN,FR	0	100	24	36	1.00	UT	0.00	0.00	100	2002	2002	3	100	3,500	
4	0060	CARPORT F	0	100	12	24	1,440.00	UT	0.85	0.85	100	2002	2002	3	100	1,224	
5	0060	CARPORT F	0	100	12	24	1,440.00	UT	0.85	0.85	100	2002	2002	3	100	1,224	
6	0262	PRCH,FOP	0	100	25	25	625.00	UT	6.50	6.50	100	2012	2012	3	100	4,063	
7	0262	PRCH,FOP	0	100	20	24	480.00	UT	6.50	6.50	100	2012	2012	3	100	3,120	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 16,967

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		A-1	0.00	0.00	6.84	AC		1.00	1.00	0.85	10,000.00	8,500.00	58,140							

REVIEW DATE 08/27/2019 BY BC Total Acres: 6.84 Total Land Value: 58,140 Market: 0 Agricultural: 0 Common: 58,140 PRINTED 11/18/2025 BY SYS