

S1/2 OF NW1/4 OF NW1/4, EX THE N
2.02 AC BEING DESC ORB 1042-771.

HARRINGTON LEONARD F/HARRINGTON RHONDA J
2166 SW JIM WITT RD
LAKE CITY, FL 32025

2026

09-5S-17-09170-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	19	COMMON BRK 90	0100	01	2,184	107.8640	120.81	263,849	1984	1984	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Exterior Wall	08	WD OR PLY 10	1 SINGLE FAM 100% - 2013 Heated Area: 2121 HX Base Yr 2013													Tax Group: 3 Tax Dist:													
Roof Structure	03	GABLE/HIP 100														BUILDING MARKET VALUE 171,502													
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE 2,200													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 117,000													
Interior Floor	14	CARPET 90														TOTAL MARKET VALUE 186,062													
Interior Floor	06	VINYL ASB 10														SOH/AGL Deduction 74,000													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 112,062													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE HX HB 50,722													
Bedrooms	3	100														BASE TAXABLE VALUE 61,340													
Bathrooms	2	100														TOTAL JUST VALUE 290,702													
Frame	01	NONE 100														NCON VALUE 0													
Stories	1.	1. 100	INCOME VALUE																										
Architectual	05	CONV 100	PREVIOUS YEAR MKT VALUE 290,702																										
Units	0	100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	5000 IMPROVED AG																												
MAP NUM																02													
NEIGHBORHOOD/LOC	9517.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	529	100		529	41,540																								
BAS	1,592	100		1,592	125,015																								
FOP	210	30		63	4,947																								
TOTALS	2,331			2,184	171,502																								
EXTRA FEATURES						2166 SW JIM WITT RD, LAKE CITY												BLD DATE LGL DATE 04/08/2025 MLU											
L N	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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200													
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100													
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200													
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200													
5	0262	PRCH, FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300													
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100													
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100													
LAND DESCRIPTION																		TOTAL OB/XF 2,200											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000												
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000												
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	280.00	280.00	3,360												
REVIEW DATE 07/27/2017 BY BC Total Acres: 13.00 Total Land Value: 12,360 Market: 108,000 Agricultural: 3,360 Common: 9,000 PRINTED 11/06/2025 BY SYS																													