COMM NW COR OF E1/2 OF SEC, RUN
S 3624.13 FT (+/-)FOR POB, RUN E
S 385.40 FT, W 563.32 FT, N 385.

HARRIS CHARLES M
356 NW CARR CT
LAKE CITY, FL 32055

2026

17-3S-16-02162-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

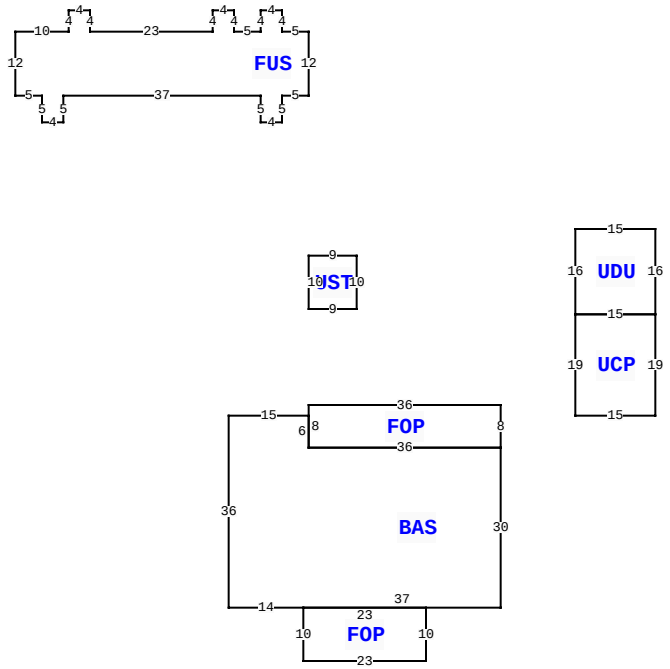
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 01
NEIGHBORHOOD/LOC	17316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	144,709
FOP	230	30		69	6,163
FOP	288	30		86	7,682
FUS	748	100		748	66,816
UCP	285	20		57	5,091
UDU	240	55		132	11,791
UST	90	45		40	3,573
TOTALS	3,501			2,752	245,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,752	111.0816	124.41	342,376	2001	2001	0	0	0	28.20	71.80

1 SINGLE FAM 100% - 2002 Heated Area: 2368 HX Base Yr 2002



356 NW CARR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,826
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		55,110
TOTAL MARKET VALUE		303,136
SOH/AGL Deduction		103,125
ASSESSED VALUE		200,011
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,289
TOTAL JUST VALUE		303,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17846	SFR	433	01/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/2504	12/22/2011	QC	U	I	11	100
GRANTOR: KAREN WALDREP FKA KAR						
GRANTEE: CHARLES HARRIS						
0928/2803	6/13/2001	QC	U	V		100
GRANTOR: N LOGAN						
GRANTEE: CHARLES & KAREN HAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S36 E14 FOP= S10 E23 N10 W23$ E37 N30 FOP= N8 W36 S8 E36$ W36 N6$ PTR= N60 FUS= N12 W5 N4 W4 S4 W5 N4 W4 S4 W23 N4 W4 S4 W10 S12 E5 S5 E4 N5 E37 S5 E4 N5 E5$ S60 PTR= E50 UCP= E15 N19 UDU= N16 W15 S16 E15$ W15 S19$ W50$ PTR= N20 UST= E9 N10W9 S10$ S20$.

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	2001	2001	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 11/05/2025 BY SYS