

SOLOMON HARRIS K/BARRY KATHARINE S
2665 NE 26TH TERRACE
FT LAUDERDALE, FL 33306

18-7S-16-04236-069

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	31	03	VINYL SID 100	0300	MDL	01	1,444	127.6000	EFF. BASE RATE	155.67	REPL. COST NEW	224,787	1991	EYB	2000	ECON	0	FNCT	0	NORM	0	31.25	% COND	68.75				
Exterior Wall	03	GABLE/HIP	100	1 SFR PILING	0%	-	0	Heated Area: 980										HX Base Yr											
Roof Structur	03	GABLE/HIP	100																										
Roof Cover	12	MODULAR MT	100																										
Interior Wall	05	DRYWALL	100																										
Interior Floo	14	CARPET	100																										
Air Condition	03	CENTRAL	100																										
Heating Type	04	AIR DUCTED	100																										
Bedrooms	2	100																											
Bathrooms	2	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				07	07																								
DOR CODE				0100	SINGLE FAMILY																								
MAP NUM				MKT AREA										02															
NEIGHBORHOOD/LOC				18716.010										1.00/															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	84	100		84	8,990																								
BAS	896	100		896	95,893																								
FCP	808	25		202	21,618																								
FSP	280	40		112	11,987																								
FST	56	55		31	3,318																								
UOP	596	20		119	12,736																								
TOTALS				2,720				1,444	154,541																				
EXTRA FEATURES				862 SW BLUFF DR, FORT WHITE																									
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	0084	DOCK - RIVER	0	0	0	284.00	UT	14.50	14.50	100	1991	1991	3	40	1,647														
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,000														
TOTAL OB/XF 3,647																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000												
REVIEW DATE 07/16/2015 BY TW Total Acres: 1.30 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/19/2025 BY SYS																													