

BUTLER ARTHUR C JR/BUTLER LINDA H
318 SW HARMONY LANE
LAKE CITY, FL 32025

19-4S-17-08570-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2							
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		19	COMMON BRK 100							0100	01	2,146	118.6552	132.89	285,182	1985	2005	0	0	0	20.00	80.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 0													Heated Area: 1741										HX Base Yr						
Roof Cover		03	COMP SHNGL 100																				Tax Group: 2					Tax Dist:					228,146						
Interior Wall		05	DRYWALL 100																				BUILDING MARKET VALUE					12,300											
Interior Floo		14	CARPET 90																				TOTAL MARKET OB/XF VALUE					96,568											
Interior Floo		06	VINYL ASB 10																				TOTAL LAND VALUE - MARKET					337,014											
Air Condition		03	CENTRAL 100																				TOTAL MARKET VALUE					192,163											
Heating Type		04	AIR DUCTED 100							SOH/AGL Deduction					144,851																								
Bedrooms			3 100							ASSESSED VALUE					50,722																								
Bathrooms			2.5 100							TOTAL EXEMPTION VALUE					HX HB					94,129																			
Frame		01	NONE 100							BASE TAXABLE VALUE					337,014																								
Stories		1.	1. 100							TOTAL JUST VALUE					0																								
Architectual		05	CONV 100							INCOME VALUE					PREVIOUS YEAR MKT VALUE					339,865																			
Units			0 100																																				
Condition Adj		03	03 100																																				
Kitchen Adjus		01	01 100																																				
Quality		06	06																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA							06																													
NEIGHBORHOOD/LOC		19417.030	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,741	100		1,741	185,089																																		
FGR	576	55		317	33,701																																		
FOP	30	30		9	957																																		
FST	144	55		79	8,398																																		
TOTALS		2,491			2,146	228,146																																	
EXTRA FEATURES										286 SW HARMONY LN, LAKE CITY										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
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	04/21/2023 MLU																					
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000																							
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																							
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200																							
4	0210	GARAGE U	0	100	33	39	1.00	UT	0.00	0.00	100	0	0	3	100	4,500																							
5	0264	PRCH, FSP	0	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	1,500																							
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																							
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																							
8	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100																							
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600																							
10	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800																							
LAND DESCRIPTION										TOTAL OB/XF										12,300																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650																						
2	1000	C	VACANT COMME	100					0.52	AC		1.00	1.00	1.00	120,000.00	120,000.00	62,400																						
3	0700	C	MISC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650																						
4	0000	C	VAC RES	100		00	0.00	0.00	1.24	AC		1.00	1.00	0.50	1,400.00	700.00	868																						
REVIEW DATE		05/04/2017		BY	DF	Total Acres: 3.54		Total Land Value: 96,568				Market: 0				Agricultural: 0				Common: 96,568				PRINTED 11/07/2025 BY SYS															