

LOT 12 FAIRWAY VIEW UNIT 2.  
502-346, DC 1328-1681, LE 1328  
-1682,

EUBANK CHARLES W  
558 NW HARRIS LAKE DR  
LAKE CITY, FL 32055

2026

26-3S-16-02307-012



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 12  | CEDAR 100      |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 10  | WD SHINGLE 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 14  | CARPET 70      |
| Interior Floo            | 06  | VINYL ASB 30   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 3   | 100            |
| Frame                    | 01  | NONE 100       |
| Stories                  | 1.5 | 1.5 100        |
| Architectual             | 05  | CONV 100       |
| Units                    | 0   | 100            |
| Condition Adj            | 03  | 100            |
| Kitchen Adjus            | 01  | 01 100         |

|          |                    |    |
|----------|--------------------|----|
| Quality  | 07                 | 07 |
| DOR CODE | 0100 SINGLE FAMILY |    |

|                                  |          |    |
|----------------------------------|----------|----|
| MAP NUM                          | MKT AREA | 06 |
| NEIGHBORHOOD/LOC 26316.030 1.00/ |          |    |

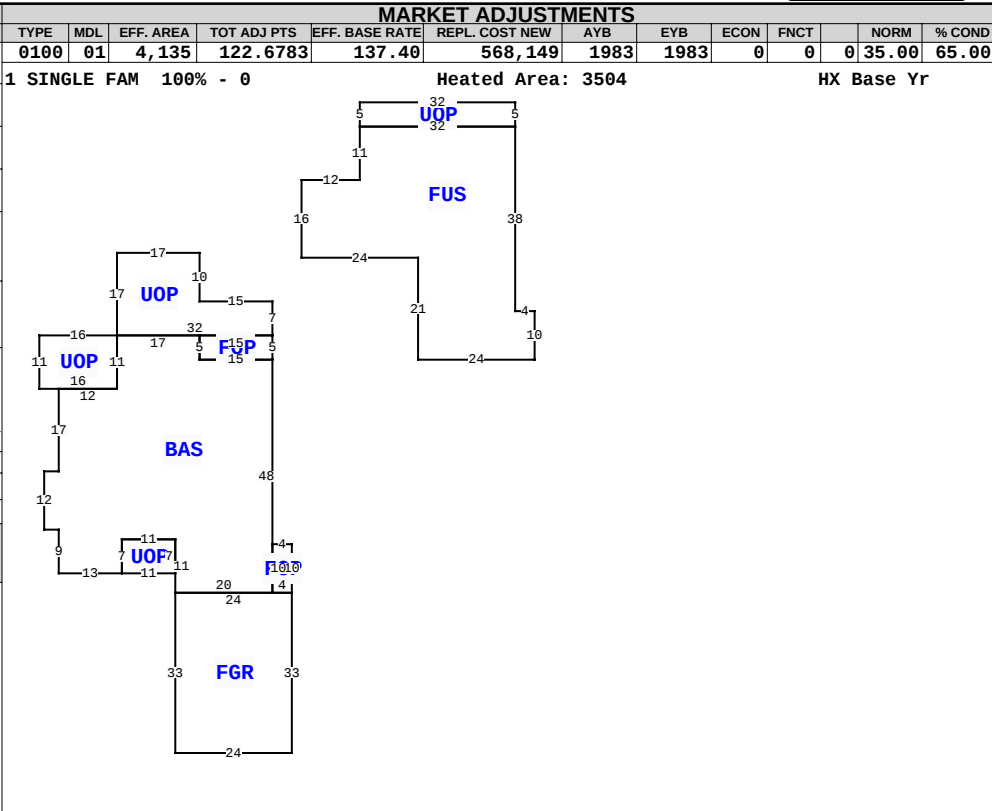
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,988            | 100         |      | 1,988        | 177,548              |
| FGR       | 792              | 55          |      | 436          | 38,939               |
| FOP       | 40               | 30          |      | 12           | 1,072                |
| FOP       | 75               | 30          |      | 22           | 1,965                |
| FUS       | 1,516            | 100         |      | 1,516        | 135,394              |
| UOP       | 77               | 20          |      | 15           | 1,340                |
| UOP       | 160              | 20          |      | 32           | 2,858                |
| UOP       | 176              | 20          |      | 35           | 3,126                |
| UOP       | 394              | 20          |      | 79           | 7,056                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 5,218 |  |  | 4,135 | 369,297 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |    |       |    |                  |                |
|----------------|------------|-------------|---------|-----|----|-------|----|------------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R            | ADJ UNIT PRICE |
| 1              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     |    | 1.00 UT 0.00     | 0.00           |
| 2              | 0190       | FPLC PF     | 0       | 100 | 0  | 0     |    | 2.00 UT 1,200.00 | 1,200.00       |
| 3              | 0294       | SHED WOOD/  | 0       | 100 | 10 | 12    |    | 120.00 UT 7.50   | 7.50           |
| 4              | 0252       | LEAN-TO W/  | 0       | 100 | 8  | 12    |    | 96.00 UT 2.00    | 2.00           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0140     | C   | SFR GOLF             | 100 |     | 00       | 0.00  | 0.00  | 1.00        |

REVIEW DATE 02/17/2025 BY jerry



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/03/2025 |
| INC DATE |  | AG DATE   | 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       | 1993    | 1993        | 3 | 100    | 2,000           |       |
| 2   | 0190       | FPLC PF     | 0       | 100 | 0  | 0     |    | 2.00 UT 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 | 100    | 2,400           |       |
| 3   | 0294       | SHED WOOD/  | 0       | 100 | 10 | 12    |    | 120.00 UT 7.50   | 7.50           | 100       | 1993    | 1993        | 3 | 100    | 900             |       |
| 4   | 0252       | LEAN-TO W/  | 0       | 100 | 8  | 12    |    | 96.00 UT 2.00    | 2.00           | 100       | 1993    | 1993        | 3 | 100    | 192             |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 5,492     |     |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1           | 0140     | C   | SFR GOLF             | 100 |     | 00       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.20    | 35,000.00  | 42,000.00      |

Total Acres: 0.70 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000

| COLUMBIA COUNTY PROPERTY  |  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 369,297     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 5,492       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 42,000      |   |
| TOTAL MARKET VALUE        |  |              |  | 416,789     |   |
| SOH/AGL Deduction         |  |              |  | 162,024     |   |
| ASSESSED VALUE            |  |              |  | 254,765     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB WR     |  | 55,722      |   |
| BASE TAXABLE VALUE        |  |              |  | 199,043     |   |
| TOTAL JUST VALUE          |  |              |  | 416,789     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 416,789     |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000051869  | Roof Replacement | 33,600 | 12/17/2024 |
| 000048975  | Roof Replacement | 57,690 | 01/08/2024 |

| SALES DATA                      |            |           |     |     |        |
|---------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number               | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1328/1682                       | 12/19/2016 | LE U      | I   | 14  |        |
| GRANTOR: CHARLES W EUBANK (RES) |            |           |     |     |        |
| GRANTEE: TASSIE E NELSON & S    |            |           |     |     |        |
| 0502/0346                       | 9/01/1979  | 03 Q      | V   |     | 10,000 |
| GRANTOR:                        |            |           |     |     |        |
| GRANTEE:                        |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP= N5 UOP= N7 W15 N10 W17 S17 E32\$ W15 S5 E15\$ BAS= W15N5 W17 UOP= W16 S11 E16 N11\$ S11 W12 S17 W3 S12 E3 S9 E13 UOP= E11 N7 W11 S7\$ N7 E11 S11FGR= S33 E24 N33 W24\$ E20FOP= E4 N10 W4 S10\$ N48\$ PTR=E30 FUS= E24 N10 W4 N38 UOP= N5 W32 S5 E32\$ W32 S11 W12 S16 E24 S21\$ W30\$. |  |  |  |  |  |  |  |  |  |

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