

LOT 14 FAIRWAY VIEW UNIT 2.
363-147, 907-2486,2488, 909-2415

FLORIDA FIRST COAST INVESTMENT CORP INC
955 SW BAYA DRIVE
LAKE CITY, FL 32025

2026

26-3S-16-02307-014



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Exterior Wall	00 N/A 0
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 50
Interior Floo	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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 06

NEIGHBORHOOD/LOC 26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,588	100	2023	3,588	530,615
FGR	322	55	2023	177	26,175
FGR	540	55	2023	297	43,923
FOP	119	30	2023	36	5,324
FSP	848	40	2023	339	50,133
FUS	1,741	100	2023	1,741	257,470

TOTALS 7,158 6,178 913,641

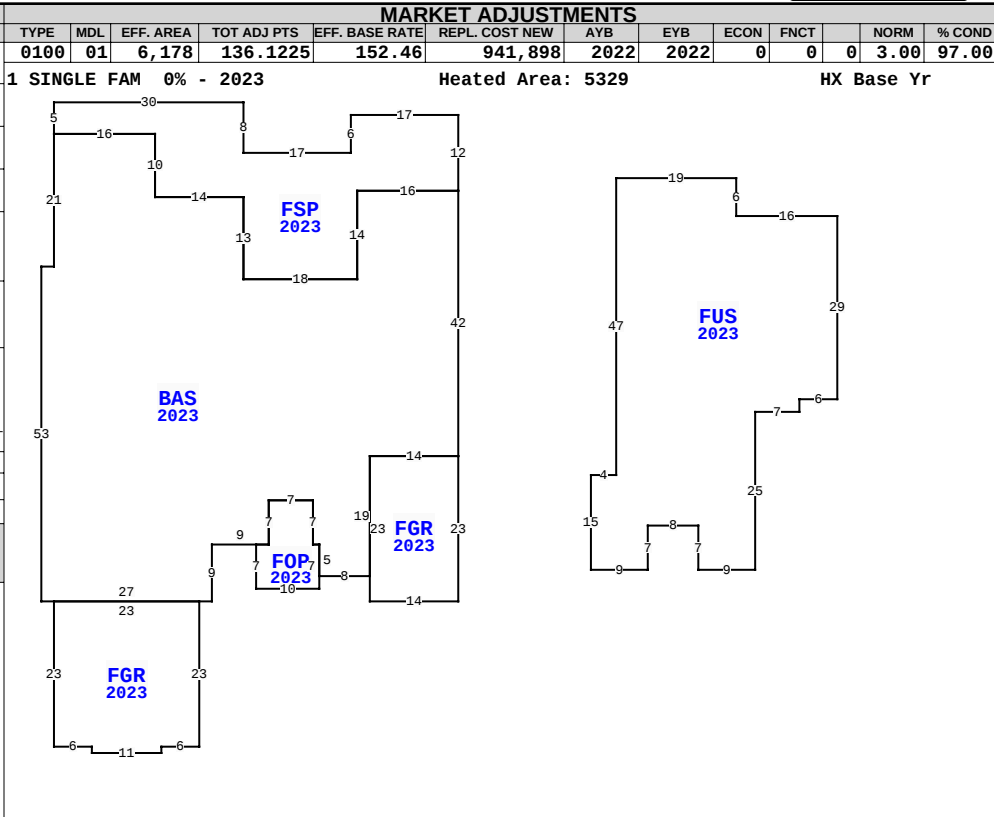
EXTRA FEATURES

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	0031	BARN,MT AE	0	0	24	24	576.00	UT	11.00	11.00	100	2018	2018	3	100	6,336	
2	0251	LEAN TO W/	0	0	14	24	336.00	UT	3.50	3.50	100	2018	2018	3	100	1,176	
3	0030	BARN,MT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
4	0280	POOL R/CON	0	0	0	0	587.00	UT	70.00	70.00	100	2023	2022		95	39,036	
5	0282	POOL ENCL	0	0	0	0	1,686.00	UT	15.00	15.00	100	2023	2022		80	20,232	
6	0166	CONC,PAVMT	0	0	0	0	3,600.00	UT	3.00	3.00	100	2023	2022		100	10,800	

LAND DESCRIPTION

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	4.50	35,000.00	157,500.00	157,500							

REVIEW DATE 05/25/2023 BY JB



500 NW HARRIS LAKE DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 80,080

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	4.50	35,000.00	157,500.00	157,500							

Total Acres: 2.29 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		913,641
TOTAL MARKET OB/XF VALUE		80,080
TOTAL LAND VALUE - MARKET		157,500
TOTAL MARKET VALUE		1,151,221
SOH/AGL Deduction		0
ASSESSED VALUE		1,151,221
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,151,221
TOTAL JUST VALUE		1,151,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,162,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043836	Screen Enclosure	20,000	03/03/2022
000042202	Swimming Pool and	90,000	06/23/2021
000040605	New Residential C	700,000	09/28/2020
40605	SFR	0	09/28/2020

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/2452	2/17/2021	WD	U	I	11	100

GRANTOR: SLAY MARVIN H

GRANTEE: FLORIDA FIRST COAST

1249/1450 2/12/2013 WD U V 37 105,000

GRANTOR: RONALD K FLEMING

GRANTEE: MARVIN H & MARY T S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W16 S14 W18 N13 W14 N10 W16 S21 W2 S53 E27 N9 E9 N7 E7 S7 E1 S5 E8 N19 E14 N42 \$
FSP=[YR=2023;ORIG=80,-2] W17 S6 W17 N8 W30 S5 E16 S10 E14 S13 E18 N14 E16 N12 \$
FGR=[YR=2023;ORIG=39,75] W23 S23 E6 S1 E11 N1 E6 N23 \$
FGR=[YR=2023;ORIG=66,52] E14 S23 W14 N23 \$
FOP=[YR=2023;ORIG=57,59] W7 S7 W2 S7 E10 N7 W1 N7 \$
FUS=[YR=2023;ORIG=105,8] S47 W4 S15 E9 N7 E8 S7 E9 N25 E7 N2 E6 N29 W16 N6 W19 \$

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