

LOT 17 FAIRWAY VIEW UNIT 2.
474-51, 813-2315, 851-956, WD 10

WAYBRANT-ENNIS MELISSA ANN
398 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2026

26-3S-16-02307-017

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

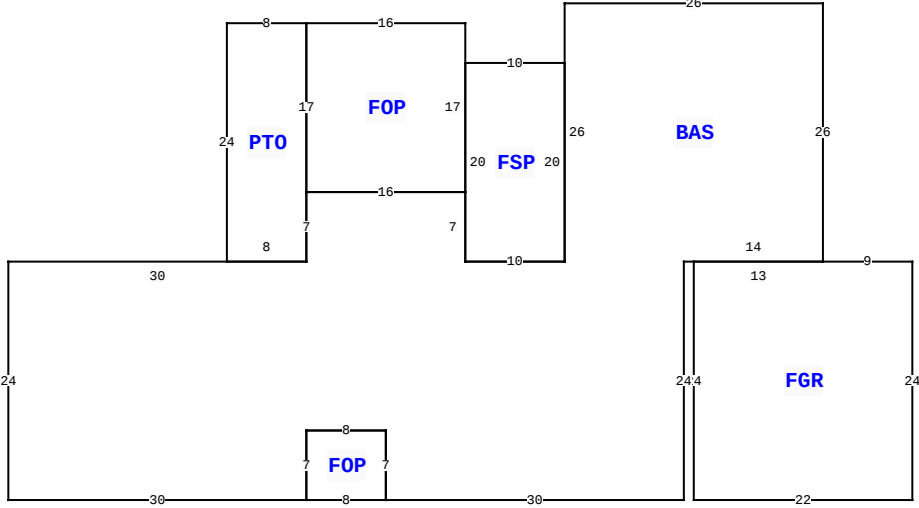
Quality	07	07		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	06	

NEIGHBORHOOD/LOC					
26316.030 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,364	100		2,364	245,254
FGR	528	55		290	30,086
FOP	56	30		17	1,764
FOP	272	30		82	8,507
FSP	200	40		80	8,299
PTO	192	5		10	1,037

TOTALS	3,612			2,843	294,949
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	2,375.00	2,375.00	50	0
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2009

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,843	136.7227	153.13	435,349	1982	1995	0	0	0	32.25	67.75	
1 SINGLE FAM 100% - 2023 Heated Area: 2364 HX Base Yr 2023													
													
398 NW HARRIS LAKE DR, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		294,949	
TOTAL MARKET OB/XF VALUE		4,688	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		341,637	
SOH/AGL Deduction		8,124	
ASSESSED VALUE		333,513	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		282,791	
TOTAL JUST VALUE		341,637	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1454/2014	12/01/2021	WD	Q	I	01	330,000	
GRANTOR: COLLINS LAWRENCE R							
GRANTEE: WAYBRANT-ENNIS MELI							
1301/2018	9/25/2015	WD	Q	I	01	215,000	
GRANTOR: ADAM T & BRANDY LEMLE							
GRANTEE: LAWRENCE R & ALISHA							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR= W13 S24 E22 N24 W9\$ BAS= N26 W26 S26 FSP= N20 W10 S20 E10\$ W10N7 FOP= N17 W16 S17 E16\$ W16 PTO= N17 W8 S24 E8 N7\$ S7 W30 S24 E30 FOP= N7 E8 S7 W8\$ N7 E8 S7 E30 N24 E14 \$.											