

LOT 1 FAIRWAY VIEW UNIT 2-A.
459-345, DC 1461-181, PB 1486-23

BROSHAR MICHAEL W/BROSHAR LISA
697 NW HARRIS LAKE DR
LAKE CITY, FL 32055-7229

2026

26-3S-16-02308-041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06
NEIGHBORHOOD/LOC	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100		1,774	159,208
FGR	378	55		208	18,667
FOP	45	30		14	1,256
FSP	250	40		100	8,975

TOTALS	2,447			2,096	188,107
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	1.00

REVIEW DATE	04/29/2024	BY	JS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,096	123.2748	138.07	289,395	1981	1981	0	0	0 35.00	65.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1774 HX Base Yr												

697 NW HARRIS LAKE DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	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
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

TOTAL OB/XF															1,900	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE					
00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00						

Total Acres: 0.55	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		188,107			
TOTAL MARKET OB/XF VALUE		1,900			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		225,007			
SOH/AGL Deduction		0			
ASSESSED VALUE		225,007			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		225,007			
TOTAL JUST VALUE		225,007			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		225,007			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049588	Roof Replacement	17,260	04/10/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1486/2374	3/20/2023	PB U	I	18		0	
GRANTOR: CLERK OF COURT (BROSH)							
GRANTEE: BROSHAR MICHAEL W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 FSP= W25 FGR= W21 S18 E21 N18\$ S10 E25 N10\$ S10 W25 S8 W21 S8 E31 S14 E12 FOP= S3 E5 N9 W5 S6 \$ N6 E5 S9E22 N43\$.									