

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG. 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	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	1.5	1.5 100
Architectural	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	1,171	100		1,171	116,175
FEP	117	80		94	9,326
FGR	402	55		221	21,925
FOP	35	30		10	992
FOP	160	30		48	4,762
FOP	300	30		90	8,929
FST	84	55		46	4,564
FUS	955	100		955	94,745

TOTALS 3,224 2,635 261,417

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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,400	
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0060	CARPORT F	0 100	20	27	540.00	UT	5.00	5.00	100	1993	1993	3	100	2,700	
4	0294	SHED WOOD/	0 100	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

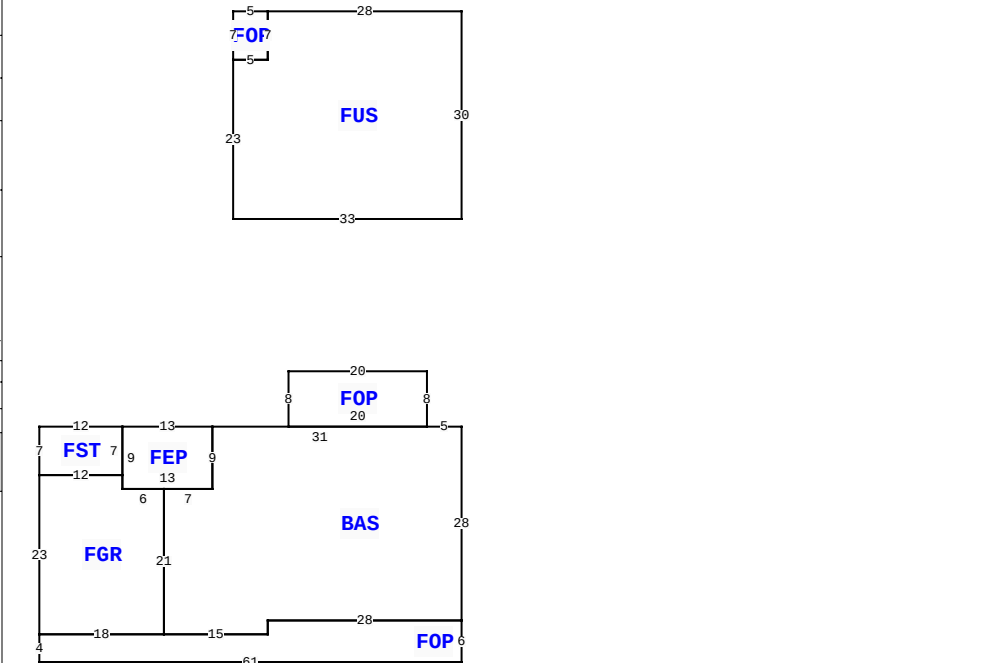
LAND DESCRIPTION

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY KS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,635	136.2808	152.63	402,180	1982	1985	0	0	0 35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2126 HX Base Yr 2023



743 NW HARRIS LAKE DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/03/2025	MLU

TOTAL OB/XF 7,740

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						261,417						
TOTAL MARKET OB/XF VALUE						7,740						
TOTAL LAND VALUE - MARKET						35,000						
TOTAL MARKET VALUE						304,157						
SOH/AGL Deduction						18,337						
ASSESSED VALUE						285,820						
TOTAL EXEMPTION VALUE						HX HB 50,722						
BASE TAXABLE VALUE						235,098						
TOTAL JUST VALUE						304,157						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						304,157						
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	I I	RSN CD	SALE PRICE			
1427/559		12/24/2020		WD	Q	I	I	01	219,000			
GRANTOR: OMASERE GODSPOWER SAM												
GRANTEE: MILLER RONALD M												
1092/1411		8/08/2006		WD	Q	I	I		230,000			
GRANTOR: VILMA & FREDERICK OMA												
GRANTEE: GODSPOWER & LAVELLA												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W5 W31 S9 W7 S21 E15 N2 E28 N28 \$												
FUS=[ORIG=0,-30] N30 W28 S7 W5 S23 E33 \$												
FGR=[ORIG=-43,9] W6 N2 W12 S23 E18 N21 \$												
FOP=[ORIG=-43,30] W18 S4 E61 N6 W28 S2 W15 \$												
FOP=[ORIG=-5,0] N8 W20 S8 E20 \$												
FEP=[ORIG=-36,0] W13 S9 E13 N9 \$												
FST=[ORIG=-49,0] W12 S7 E12 N7 \$												
FOP=[ORIG=-28,-60] W5 S7 E5 N7 \$												
PTR=[ORIG=0,0] N30 S30 \$												