LOT 15 FAIRWAY VIEW UNIT 2-A
ORB 445-160.

MCRAE TERRELL H/MCREA JEAN D
224 NW HARRIS LOOP
LAKE CITY, FL 32055

2026

26-3S-16-02308-055

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

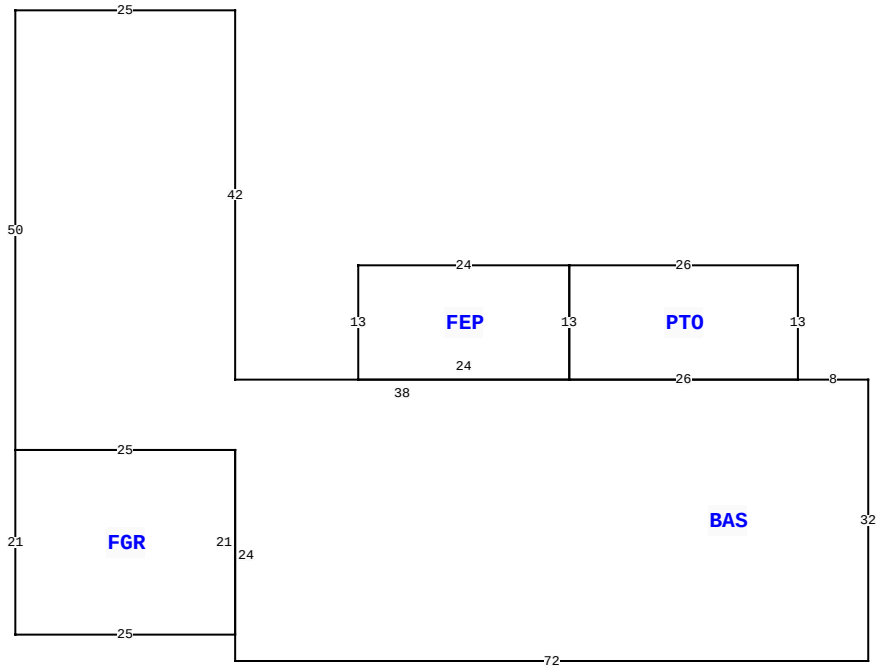
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	3,554	100		3,554	302,808
FEP	312	80		250	21,301
FGR	525	55		289	24,623
PTO	338	5		17	1,448
TOTALS	4,729			4,110	350,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,110	117.0400	131.08	538,739	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3554 HX Base Yr



224 NW HARRIS LOOP, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		350,180
TOTAL MARKET OB/XF VALUE		26,474
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		443,854
SOH/AGL Deduction		180,040
ASSESSED VALUE		263,814
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,092
TOTAL JUST VALUE		443,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051307	Generator	0	10/29/2024
000050380	Roof Replacement	40,000	07/17/2024
000048858	Remodel	7,300	12/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 PTO= N13 W26 S13 E26$ W26 FEP= N13 W24 S13 E24$ W38 N42W25 S50 FGR= S21 E25 N21 W25$ E25 S24 E72 N32$.

EXTRA FEATURES

LN	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	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,138	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
5	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1992	1992	3	40	14,336	
6	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1992	1992	3	40	6,000	

LAND DESCRIPTION

TOTAL OB/XF 26,474

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.92	35,000.00	67,200.00	67,200							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.57 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/19/2025 BY SYS