LOT 17 FAIRWAY VIEW UNIT 2-A.
ORB 732-338, 834-509,

ROUNTREE RICHARD/ROUNTREE KATHY
262 NW HARRIS LOOP
LAKE CITY, FL 32055

2026

26-3S-16-02308-057

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

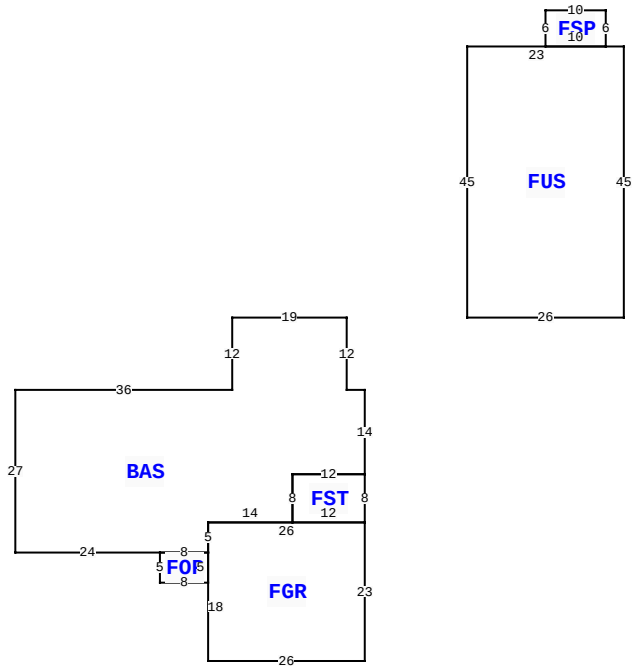
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG. 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,568	100		1,568	141,954
FGR	598	55		329	29,785
FOP	40	30		12	1,086
FSP	60	40		24	2,173
FST	96	55		53	4,798
FUS	1,170	100		1,170	105,923
TOTALS	3,532			3,156	285,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,156	124.3588	139.28	439,568	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 2738 HX Base Yr 1998



262 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		285,719
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		332,369
SOH/AGL Deduction		122,607
ASSESSED VALUE		209,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,040
TOTAL JUST VALUE		332,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052615	Generator	0	03/17/2025
000047043	Roof Replacement	13,000	04/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0834/0508	1/31/1997	WD	Q	I		200,000
GRANTOR: WARNER						
GRANTEE: ROUNTREE						
0732/0338	9/28/1990	WD	Q	I		152,000
GRANTOR: RAJASEKHAR						
GRANTEE: WARNER HAROLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S12 W36 S27 E24 FOP= S5 E8 N5 W8$ E8 FGR= S18 E26 N23 W26 S5$ N5 E14 FST= E12 N8 W12 S8$ N8 E12 N14 W3 N12$ PTR=E20 FUS= E26 N45 W3 FSP= N6 W10 S6 E10$ W23 S45$ W20$.

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	2,500	
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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 4,650

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	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.60 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 09/19/2025 BY SYS