LOT 18 FAIRWAY VIEW UNIT 2-A
ORB 636-119.

HUNTER WILEY S/HUNTER GAYLE P
278 NW HARRIS LOOP
LAKE CITY, FL 32055

2026

26-3S-16-02308-058

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

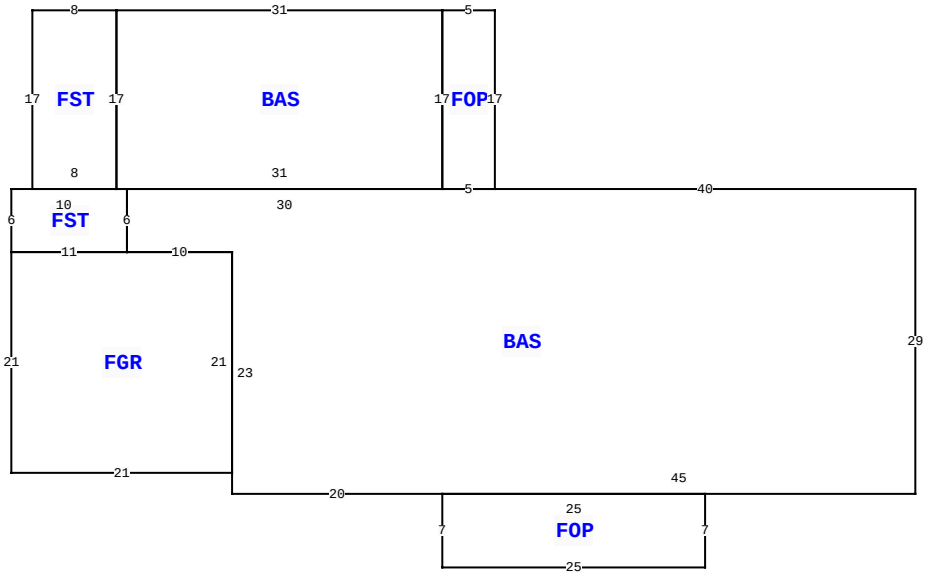
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	527	100		527	44,901
BAS	1,945	100		1,945	165,718
FGR	441	55		243	20,704
FOP	85	30		26	2,215
FOP	175	30		52	4,430
FST	66	55		36	3,067
FST	136	55		75	6,390
TOTALS	3,375			2,904	247,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,904	117.0400	131.08	380,656	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2472 HX Base Yr



278 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		247,426
TOTAL MARKET OB/XF VALUE		16,404
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		305,830
SOH/AGL Deduction		117,896
ASSESSED VALUE		187,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,212
TOTAL JUST VALUE		305,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33022	REMODEL	215	05/29/2015
14317	POOL	90	07/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0636/0119	10/28/1987	WD	Q	I		75,000
GRANTOR: BICKEL BRIAN						
GRANTEE: HUNTER WILEY S &						
0589/0240	4/01/1986	WD	Q	I	01	63,000
GRANTOR:						
GRANTEE:						

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	1,172.00	1,172.00	100	0	0	3	100	1,172	
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	0280	POOL R/CON	0	100	15	30	450.00	UT	35.00	35.00	100	1998	1998	3	40	6,300	
4	0282	POOL ENCL	0	100	26	43	1,118.00	UT	7.50	7.50	100	1998	1998	3	40	3,354	
5	0258	PATIO	0	100	12	21	252.00	UT	1.50	1.50	100	1998	1998	3	100	378	
6	0031	BARN,MT AE	0	100	24	26	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FOP= N17 W5 S17 E5$ W5 BAS= N17 W31 S17 E31 $ W30 FST= W1 FST= N17 W8 S17 E8$ W10 S6 E11N6$S6 FGR= W11 S21 E21 N21 W10$ E10 S23 E20 FOP= S7 E25 N7 W25$ E45 N29$.

LAND DESCRIPTION

TOTAL OB/XF 16,404

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: 0.76 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/07/2025 BY SYS