LOTS 26 & 27 FAIRWAY VIEW
UNIT 2-A. ORB 465-48, 710-669, 935-971,

ROBERTS SHERILYN LEIGH
247 NW HARRIS LOOP
LAKE CITY, FL 32055

2026

26-3S-16-02308-066

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

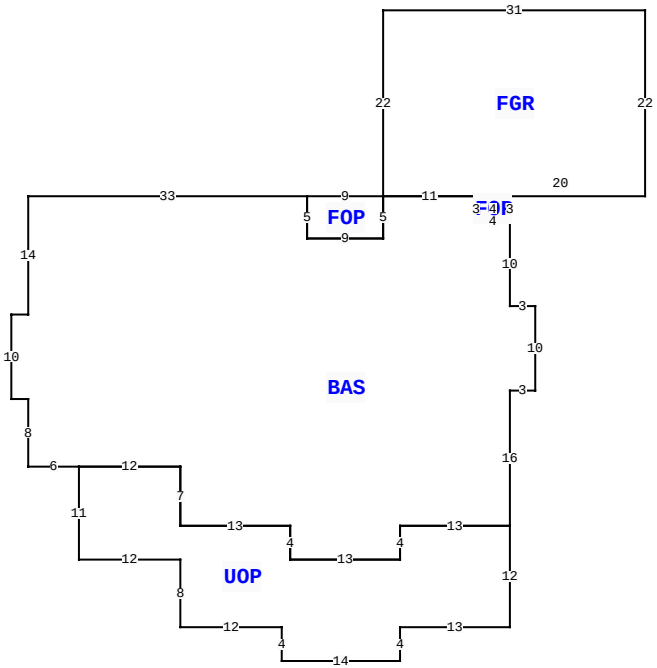
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,142	100		2,142	214,709
FGR	682	55		375	37,589
FOP	12	30		4	401
FOP	45	30		14	1,403
UOP	604	20		121	12,129
TOTALS	3,485			2,656	266,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,656	119.3280	133.65	354,974	1982	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2002 Heated Area: 2142 HX Base Yr 2002



247 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		266,230
TOTAL MARKET OB/XF VALUE		4,803
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		334,033
SOH/AGL Deduction		187,908
ASSESSED VALUE		146,125
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,403
TOTAL JUST VALUE		334,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26148	MAINT/ALTR	35	08/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0935/0971	9/06/2001	WD	Q	I		120,000
GRANTOR: H MATTOX WARD JR						
GRANTEE: SHERILYN L ROBERTS						
0710/0669	2/01/1990	WD	Q	I		150,000
GRANTOR: RAUCH CARL						
GRANTEE: H MATTOX WARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S14 W2 S10 E2 S8 E6 UOP= S11 E12 S8 E12 S4 E14 N4 E13 N12 W13 S4 W13 N4 W13 N7 W12$ E12 S7 E13 S4 E13 N4 E13 N16 E3 N10 W3 N10 FOP= N3 W4 S3 E4$ W4 N3 FGR= E20 N22 W31 S22 E11$ W11 FOP= W9S5 E9 N5$ S5 W9 N5$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	21	21	441.00	UT	2.50	2.50	100	1993	1993	3	100	1,103	

LAND DESCRIPTION

TOTAL OB/XF 4,803

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	0100	C	SFR	100		00	0.00	0.00	2.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	63,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 1.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/07/2025 BY SYS