

LOT 4 FAIRWAY VIEW UNIT 4.
745-2142, 766-1394, DC 1000-2397

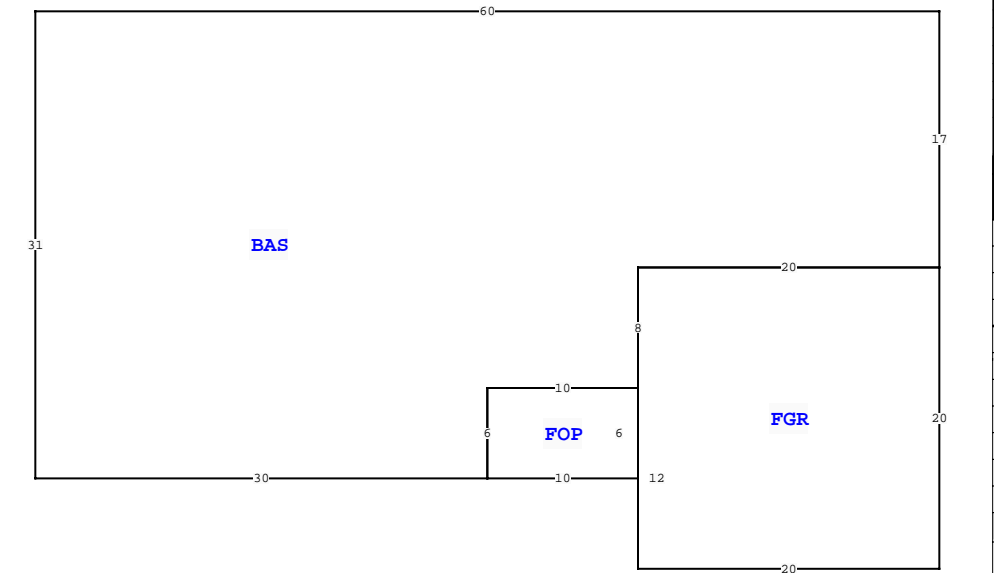
NAIL PATRICIA HOLLOWAY
977 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2025

26-3S-16-02308-081

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100		1,520	179,456
FGR	400	55		220	25,974
FOP	60	30		18	2,125
TOTALS	1,980			1,758	207,555

977 NW HARRIS LAKE DR, LAKE CITY

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

DOR CODE		MAP NUM		MKT AREA	
0100	SINGLE FAMILY				06
NEIGHBORHOOD/LOC		26316.030	1.00/		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			207,555
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			259,055
SOH/AGL Deduction			1,729
ASSESSED VALUE			257,326
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			206,604
TOTAL JUST VALUE			259,055
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,074

SALE:2:1: LOT 4, FAIRWAY VIEW UNIT 4
SALE:1:1: LOT 4, FAIRWAY VIEW UNIT IV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/826	2/03/2023	WD	Q	I	01	295,000
GRANTOR: COUNTS KATRINA W TRUS						
GRANTEE: NAIL PATRICIA HOLLO						
1294/0324	4/22/2015	WD	U	I	11	100
GRANTOR: KATRINA W COUNTS						
GRANTEE: KATRINA W COUNTS TR						

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	0	0	3	100	3,500	
2	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1987	1987	3	40	6,000	

BUILDING NOTES			

BUILDING DIMENSIONS
BAS= W60 S31 E30 FOP= E10 N6W10 S6\$ N6 E10 FGR= S12 E20 N20 W20 S8\$ N8 E20 N17 \$.

LAND DESCRIPTION															TOTAL OB/XF									
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	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							