LOT 43 FAIRWAY VIEW S/D UNIT 1
470-273, 750-1381, 860-1118,
921-2041, WD 1224-2644, FJ

FRANCIS RICHARD A
266 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2026

26-3S-16-02309-043

BUILDING CHARACTERISTICS

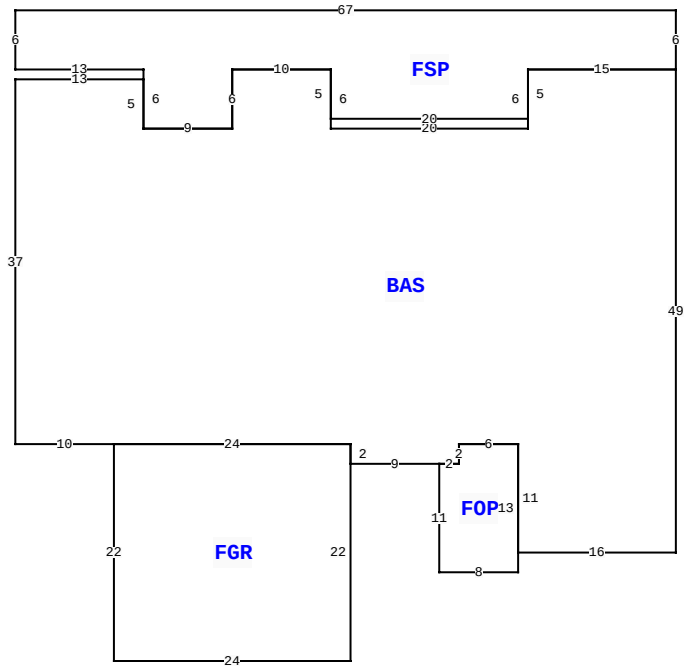
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,577	100		2,577	216,072
FGR	528	55		290	24,316
FOP	100	30		30	2,515
FSP	576	40		230	19,285
TOTALS	3,781			3,127	262,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,127	113.4243	127.04	397,254	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2012 Heated Area: 2577 HX Base Yr 2012



266 NW HARRIS LAKE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,188
TOTAL MARKET OB/XF VALUE		5,654
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		309,842
SOH/AGL Deduction		99,503
ASSESSED VALUE		210,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,617
TOTAL JUST VALUE		309,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,814

SALE:2:1: LOT 43 FAIRWAY VIEW UNIT 1

SALE:1:1: LOT 43 FAIRWAY VIEW S/D UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045313	Roof Replacement	15,000	08/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/1966	9/10/2019	WD	U	I	30	100
GRANTOR: RICHARD A & AMELIA S						
GRANTEE: RICHARD A FRANCIS						
1224/2644	11/15/2011	WD	Q	I	01	175,000
GRANTOR: DANNY L & BEVERLY GAI						
GRANTEE: RICHARD A & AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N6W67 S6 E13 S6 E9 N6 E10S6 E20 N6 E15$ BAS= W15 S5W20 N5 W10 S6 W9 N5 W13 S37 E10 FGR= S22 E24 N22 W24$ E24S2E9 FOP= S11 E8 N13 W6 S2 W2$E2 N2 E6 S11 E16 N49$.

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	99	15	1,485.00	UT	1.40	1.40	100	0	0	3	100	2,079	
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	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	4.50	100	1993	1993	3	100	1,575	

LAND DESCRIPTION

TOTAL OB/XF 5,654

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: 0.51 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2025 BY SYS