LOT 62 UNIT 1 FAIRWAY VIEW S/D &
VIEW S/D UNIT 2.

HANNA BARBARA C REVOCABLE TRUST DATED AUGUST 26, 2
347 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2026

26-3S-16-02309-062

BUILDING CHARACTERISTICS

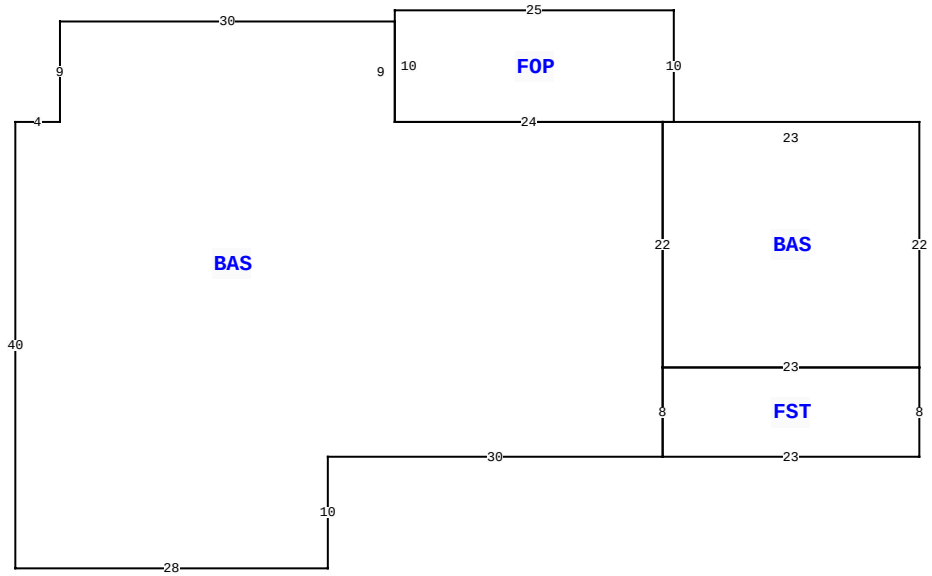
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	506	100		506	43,234
BAS	2,290	100		2,290	195,664
FOP	250	30		75	6,408
FST	184	55		101	8,629
TOTALS	3,230			2,972	253,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,972	117.3700	131.45	390,669	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2796 HX Base Yr 2015



347 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		253,935
TOTAL MARKET OB/XF VALUE		3,350
TOTAL LAND VALUE - MARKET		134,400
TOTAL MARKET VALUE		391,685
SOH/AGL Deduction		171,259
ASSESSED VALUE		220,426
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		164,704
TOTAL JUST VALUE		391,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050931	Roof Replacement	19,016	10/02/2024
31471	MAINT/ALTR	110	09/25/2013
27668	MAINT/ALTR	70	03/04/2009
26076	MAINT/ALTR	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1284/2237	9/30/2014	WD	U	I	11	100
GRANTOR: BARBARA CULP HANNA &						
GRANTEE: BARBARA C HANNA & C						
1265/0649	11/19/2013	WD	U	I	30	240,000
GRANTOR: BARBARA CULP HANNA &						
GRANTEE: BARBARA CULP HANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N9 W30 S9 W4 S40 E28N10 E30 FST= E23 N8 W23 S8$ N8
BAS= E23 N22 W23 S22 $ N22$ FOP= E1 N10 W25 S10 E24$.

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	900	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,350

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	1.92	35,000.00	67,200.00	67,200							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.92	35,000.00	67,200.00	67,200							

REVIEW DATE 11/06/2024 BY JS Total Acres: 1.03 Total Land Value: 134,400 Market: 0 Agricultural: 0 Common: 134,400 PRINTED 11/19/2025 BY SYS