COMM SW COR OF NW1/4 OF SE1/4, R 262.87 FT, E 376.31 FT FOR POB, FT, S 289.63 FT, W 456.36 FT, N

HARRIS ANGUS WADE JR
897 SW BUNN DR
LAKE CITY, FL 32024

**2026**

**31-4S-17-08915-013**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| 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 |

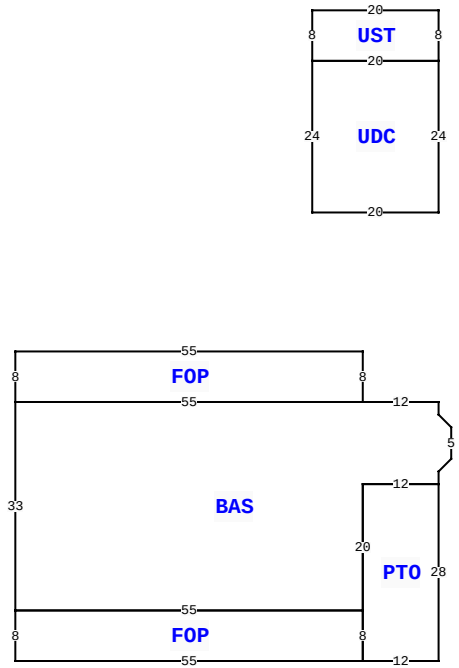
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 31417.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,985 | 100 | | 1,985 | 190,670 |
| FOP | 440 | 30 | | 132 | 12,679 |
| FOP | 440 | 30 | | 132 | 12,679 |
| PTO | 336 | 5 | | 17 | 1,633 |
| UDC | 480 | 25 | | 120 | 11,526 |
| UST | 160 | 45 | | 72 | 6,916 |
| TOTALS | 3,841 | | | 2,458 | 236,104 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,458 | 119.1168 | 133.41 | 327,922 | 1997 | 1997 | 0 | 0 | 0 | 28.00 | 72.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1985 HX Base Yr 2019




897 SW BUNN DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 236,104 |
| TOTAL MARKET OB/XF VALUE | | 33,290 |
| TOTAL LAND VALUE - MARKET | | 30,500 |
| TOTAL MARKET VALUE | | 299,894 |
| SOH/AGL Deduction | | 121,476 |
| ASSESSED VALUE | | 178,418 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 127,696 |
| TOTAL JUST VALUE | | 299,894 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 303,879 |

XFOB:1:1: SPEC MH

SALE:1:1: 3.05 ACRES (MARKET VALUE $10,980)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11465 | SFR | 305 | 08/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1358/1221 | 4/23/2018 | PR | U | I | 11 | 100 |
| GRANTOR: ANGUS WADE HARRIS JR | | | | | | |
| GRANTEE: ANGUS WADE HARRIS J | | | | | | |
| 0976/1355 | 2/23/2003 | WD | Q | I | | 140,000 |
| GRANTOR: DON DAVID WEIFFENBACH | | | | | | |
| GRANTEE: ANN SUE HILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 FOP= N8 W55 S8 E55$W55 S33 FOP= S8 E55 N8 W55$ E55
PTO= S8 E12 N28 W12 S20$ N20 E12 N2 R2 U2 N5 U2 L2 N2$
PTR= N30 UDC= N24 UST= N8 W20 S8 E20$ W20 S24 E20$ S30$.

## 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 | 1,294.00 | UT | 1.50 | 1.50 | 100 | 1997 | 1997 | 3 | 100 | 1,941 | |
| 2 | 0020 | BARN,FR | 0 | 100 | 20 | 48 | 960.00 | UT | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 100 | 9,600 | |
| 3 | 0251 | LEAN TO W/ | 0 | 100 | 15 | 40 | 600.00 | UT | 3.50 | 3.50 | 100 | 2012 | 2012 | 3 | 100 | 2,100 | |
| 4 | 0280 | POOL R/CON | 0 | 100 | 12 | 28 | 336.00 | UT | 70.00 | 70.00 | 100 | 2012 | 2012 | 3 | 71 | 16,699 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 750 | |
| 6 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 33,290

| 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 | | A-1 | 458.00 | 290.00 | 3.05 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 30,500 | | | | | | | |

REVIEW DATE 06/30/2017 BY BC Total Acres: 3.05 Total Land Value: 30,500 Market: 0 Agricultural: 0 Common: 30,500 PRINTED 11/20/2025 BY SYS