LOT 45 FAIRWAY VIEW S/D UNIT I.
451-481, 741-2046, 742-665, LE 1

LIM CONSUELO SEACHON
208 NW HARRIS LAKE DR
LAKE CITY, FL 32055

**2026**

**35-3S-16-02309-045**

## BUILDING CHARACTERISTICS

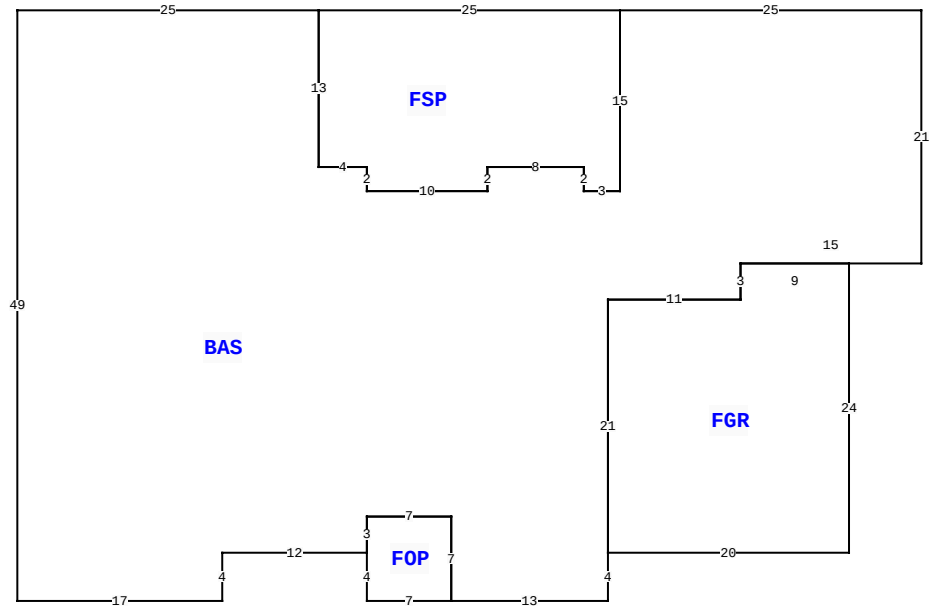
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 2,532 | 100 | | 2,532 | 232,854 |
| FGR | 447 | 55 | | 246 | 22,623 |
| FOP | 49 | 30 | | 15 | 1,379 |
| FSP | 351 | 40 | | 140 | 12,875 |
| TOTALS | 3,379 | | | 2,933 | 269,731 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,933 | 124.4122 | 139.34 | 408,684 | 1991 | 1991 | 0 | 0 | 0 | 34.00 | 66.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2532 HX Base Yr




208 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

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 269,731 |
| TOTAL MARKET OB/XF VALUE | | 3,634 |
| TOTAL LAND VALUE - MARKET | | 42,000 |
| TOTAL MARKET VALUE | | 315,365 |
| SOH/AGL Deduction | | 104,818 |
| ASSESSED VALUE | | 210,547 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 159,825 |
| TOTAL JUST VALUE | | 315,365 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 319,452 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25387 | MAINT/ALTR | 55 | 01/09/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1431/938 | 2/24/2021 | LE | U | I | 14 | 100 |
| GRANTOR: LIM OCTAVIO NAVARRO | | | | | | |
| GRANTEE: LIM OCTAVIO NAVARRO | | | | | | |
| 0741/2046 | 2/13/1991 | WD | Q | V | | 2,300 |
| GRANTOR: DELIWALA | | | | | | |
| GRANTEE: OCTAVIO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 FSP= W25 S13 E4 S2 E10 N2 E8 S2 E3 N15$ S15 W3 N2W8 S2 W10 N2 W4 N13 W25 S49 E17 N4 E12 FOP= S4 E7 N7 W7 S3$ N3 E7 S7 E13 N4 FGR= E20 N24 W9 S3 W11 S21$ N21 E11 N3 E15 N21$.

## 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 | 90 | 15 | 1,350.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,890 | |
| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 272.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 544 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,634

| 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 07/12/2023 BY JB Total Acres: 0.45 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2025 BY SYS