

LOT 46 FAIRWAY VIEW S/D UNIT I.
363-126, 793-1369, 927-1498, WD

CHAPMAN ROBERT E IV/CHAPMAN ANDREA E
174 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2026

35-3S-16-02309-046



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 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
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NEIGHBORHOOD/LOC	26316.030	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	21,067
BAS	2,390	100		2,390	209,785
FGR	440	55		242	21,242
FOP	196	30		59	5,179
FST	100	55		55	4,828
UOP	240	20		48	4,213

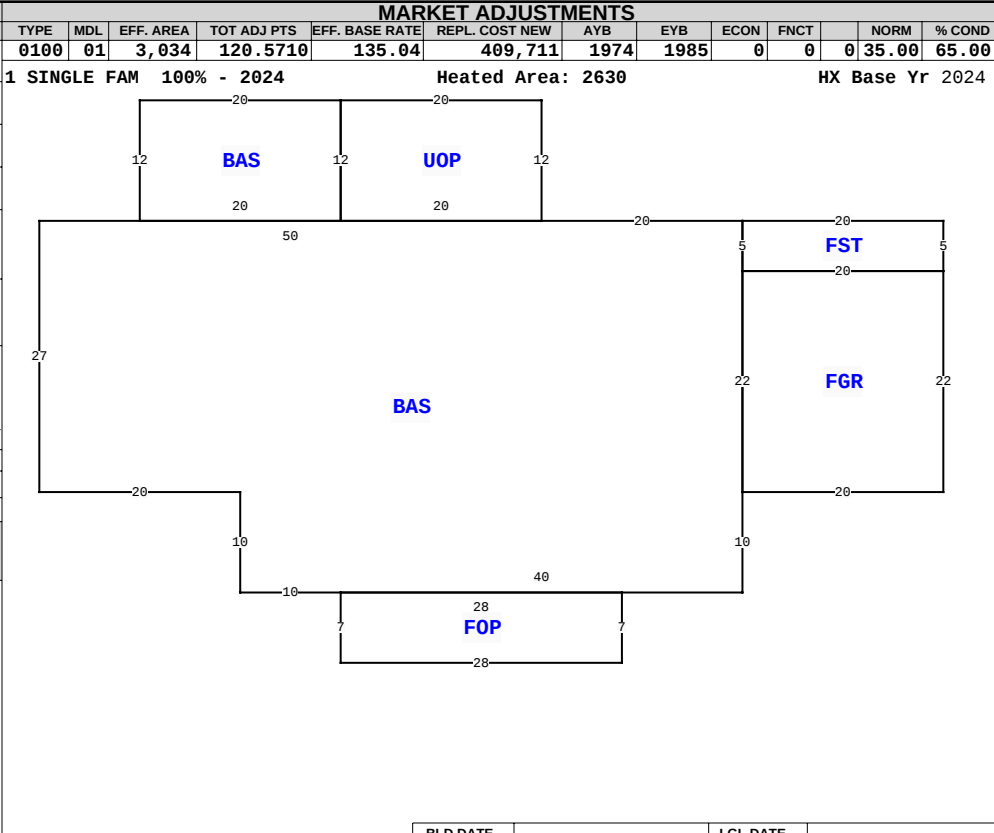
TOTALS	3,606			3,034	266,312
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EXTRA FEATURES

N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0166	CONC, PAVMT	0	100	0	0	
2	0190	FPLC PF	0	100	0	0	
3	0120	CLFENCE 4	0	100	0	0	
4	0260	PAVEMENT -A	0	100	0	0	

LAND DESCRIPTION

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							



174 NW HARRIS LAKE DR, LAKE CITY	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/03/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF																4,481
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		266,312
TOTAL MARKET OB/XF VALUE		4,481
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		312,793
SOH/AGL Deduction		5,273
ASSESSED VALUE		307,520
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,798
TOTAL JUST VALUE		312,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,793

SALE:1:1: LOT 46 FAIRWAY VIEW UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053714	Swimming Pool and	71,000	07/30/2025
000042120	Roof Replacement	19,713	06/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/1396	12/28/2023	WD	U	I	11	100
GRANTOR: CHAPMAN ROBERT E IV						
GRANTEE: CHAPMAN ROBERT E IV						
1435/2490	4/21/2021	WD	U	I	30	165,000
GRANTOR: CHAPMAN ROBERT E &						
GRANTEE: CHAPMAN ROBERT E IV						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W20 UOP= N12 W20 BAS= W20 S12 E20 N12\$ S12 E20\$ W50 S27 E20 S10 E10 FOP= S7 E28 N7 W28\$ E40 N10 FGR= E20 N22 W20 S22\$N22 FST= E20 N5 W20 S5\$ N5\$.