

LOT 48 FAIRWAY VIEW S/D UNIT I
301-287, 809-107, 825-1144,

MIRACLE JANELL B
116 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2026

35-3S-16-02309-048



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100 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	2,536	100		2,536	224,182
FEP	160	80		128	11,315
FEP	214	80		171	15,116
FGR	220	55		121	10,696
FGR	264	55		145	12,818
FOP	156	30		47	4,155
FOP	170	30		51	4,508
TOTALS	3,720			3,199	282,792

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
2	0294	SHED WOOD/	0 100	8	10	1.00	UT	0.00	
3	0166	CONC, PAVMT	0 100	0	0	3,492.00	UT	1.50	
4	0120	CLFENCE 4	0 100	0	0	300.00	UT	4.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	0140	C	SFR GOLF	100		00	0.00	0.00	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 3,199 121.4290 136.00 435,064 1973 1973 0 0 0 35.00 65.00

1 SINGLE FAM 100% - 2004 Heated Area: 2536 HX Base Yr 2004

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

116 NW HARRIS LAKE DR, LAKE CITY

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		282,792	
TOTAL MARKET OB/XF VALUE		8,288	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		333,080	
SOH/AGL Deduction		158,747	
ASSESSED VALUE		174,333	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		123,611	
TOTAL JUST VALUE		333,080	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,080	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047819	Roof Replacement	25,450	08/03/2023
28493	MAINT/ALTR	50	04/16/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1348/1504	11/20/2017	FJ	U	I	18		0
GRANTOR: CLERK OF COURT							
GRANTEE: JANELL B MIRACLE							
0989/0673	7/18/2003	WD	Q	I		160,000	
GRANTOR: NEALE & LINDA BEIGHTO							
GRANTEE: RONALD S & JANELL B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W31 FEP= N10 FEP= N12 W17 FOP= W12 S13 E12 N13\$ S22 E1 N10 E16\$ W16 S10 E16\$ W54 S6 L6 D5 S13 D5 R6 S7 E29 FOP= E34 N5 W34 S5\$N5 E34 FGR= S5 E22 N10 FGR= N12 W22 S12 E22\$ W22 S5\$ N16 E22 N15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	0140	C	SFR GOLF	100		00	0.00	0.00	