

LOT 52 FAIRWAY VIEW S/D UNIT I.
ORB 347-511, WD 992-20/22,

STE-MARIE CARL/STE-MARIE STACY
137 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2026

35-3S-16-02309-052



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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
BAS	696	100
BAS	2,463	100
FOP	126	30
FOP	240	30
UEP	130	60
USP	322	35
TOTALS	3,977	3,460 286,905

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,460	113.9050	127.57	441,392	1973	1973	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 2014 Heated Area: 3159 HX Base Yr 2014												
137 NW HARRIS LAKE DR, LAKE CITY												
BLD DATE: 04/03/2025 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	3 100
2	0166	CONC, PAVMT	0 100	0	0	2,155.00	UT	2.00	2.00	50	1993	1993 3 50
3	0282	POOL ENCL	0 100	24	40	960.00	UT	15.00	15.00	100	2009	2009 3 40
4	0280	POOL R/CON	0 100	28	14	392.00	UT	70.00	70.00	100	2009	2009 3 61
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014 3 100
6	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014 3 100

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
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			286,905
TOTAL MARKET OB/XF VALUE			26,453
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			355,358
SOH/AGL Deduction			153,278
ASSESSED VALUE			202,080
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			151,358
TOTAL JUST VALUE			355,358
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30427	MAINT/ALTR	65	08/28/2012
27948	POOL	215	07/16/2009
27931	POOL ENCL	80	07/08/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/0711	9/27/2013	WD	Q	I	01	170,000
GRANTOR: CHRISTOPHER S & AMY F						
GRANTEE: CARL & STACY STE-MA						
0997/1403	10/08/2003	WD	Q	I		147,500
GRANTOR: WILLIAM J STREICHER T						
GRANTEE: CHRISTOPHER S & AMY						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= N10 W24 UEP= W13 S10 E13 N10\$ S10 W13 USP= N14 W23\$14 E23\$ W26 S47 E29 N18 FOP= E21 N6 W21 S6\$ N6 E21 S6E13 BAS= E24 N29 W24 S29\$ N29\$ FOP= E24 N10 W24 S10\$.												