



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	12	HARDWOOD 80
Interior Floo	14	CARPET 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

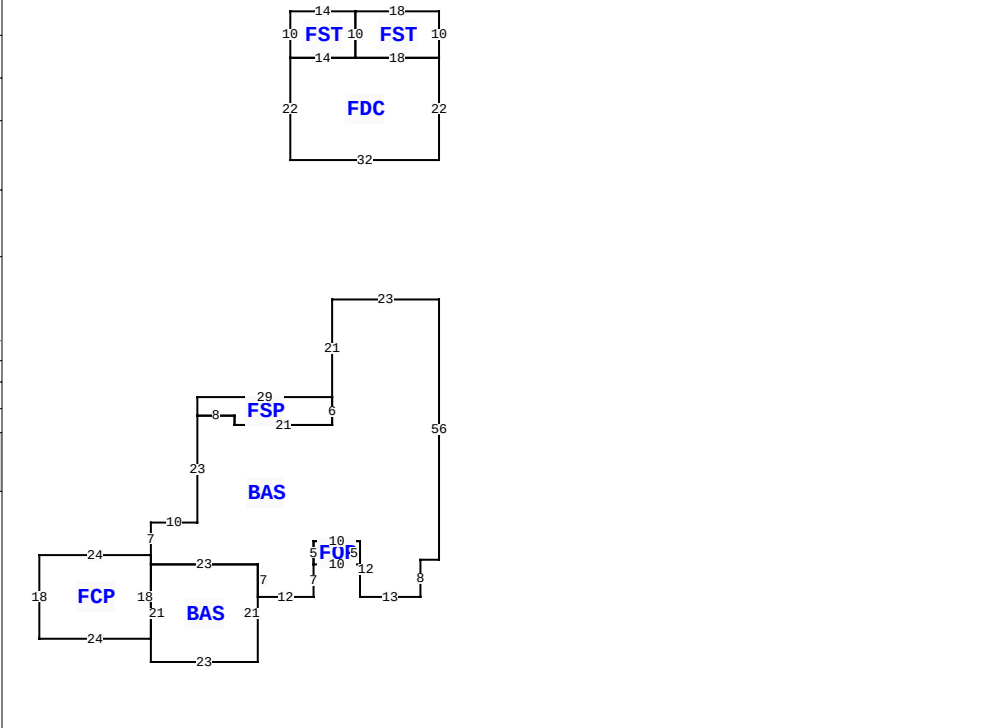
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	26316.030 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	483	100		483	42,242
BAS	2,408	100		2,408	210,599
FCP	432	25		108	9,446
FDC	704	35		246	21,515
FOP	50	30		15	1,312
FSP	158	40		63	5,510
FST	140	55		77	6,734
FST	180	55		99	8,658

TOTALS	4,555			3,499	306,016
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	7,662.00	UT	1.50
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,499	111.5520	124.94	437,165	1995	1995		0	0	30.00	70.00	
1 SINGLE FAM 100% - 2018				Heated Area: 2891				HX Base Yr 2018					



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

L N	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	7,662.00	UT	1.50	1.50	40	1995	1995	3	40	4,597	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

LAND DESCRIPTION										TOTAL OB/XF 11,097									
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
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 2					Tax Dist:					BUILDING MARKET VALUE				
															306,016				
															TOTAL MARKET OB/XF VALUE				
															11,097				
															TOTAL LAND VALUE - MARKET				
															35,000				
															TOTAL MARKET VALUE				
															352,113				
															SOH/AGL Deduction				
															130,001				
															ASSESSED VALUE				
															222,112				
															TOTAL EXEMPTION VALUE				
															HX HB				
															50,722				
															BASE TAXABLE VALUE				
															171,390				
															TOTAL JUST VALUE				
															352,113				
															NCON VALUE				
															0				
															INCOME VALUE				
															PREVIOUS YEAR MKT VALUE				
															356,784				

SALE: 4:1: JTWRS			
SALE: 1:1: NOT AN ARMS-LENGTH SALE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053505	Roof Replacement	6,250	07/02/2025
000041899	Electrical Serv	0	05/12/2021
17173	ADDN SFR	75	07/06/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1344/0985	9/15/2017	WD	Q	I	01	215,000	
GRANTOR: ROBERT E CHAPMAN IV &							
GRANTEE: JOHN M GRUBB & CONN							
1002/1434	11/20/2003	WD	Q	I	06	100	
GRANTOR: ROBERT E & KAREN N CH							
GRANTEE: ROBERT & KAREN CHAP							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 S21 FSP= W29 S4 E8 S2 E21 N6\$ S6 W21 N2 W8 S23 W10 S7 FCP= W24 S18 E24 N18 \$ S2 BAS= S21 E23 N21 W23\$ E23 S7 E12 N7 FOP= E10N5 W10 S5\$ N5 E10 S12 E13 N8 E4 N56\$ PTR= N30 FDC= N22 FST= N10 W18 S10 E18\$ W18 FST= N10 W14 S10 E14\$ W14 S22 E32\$ S30\$.									