LOT 9 UNIT 4 MAY-FAIR S/D.
823-702, 898-700, WD 998-963, CT

HARRIS DAVID TIMOTHY/HARRIS EMILY LAUREN
150 SW FRITZ GLN
LAKE CITY, FL 32024

2027

02-4S-16-02911-409

BUILDING CHARACTERISTICS

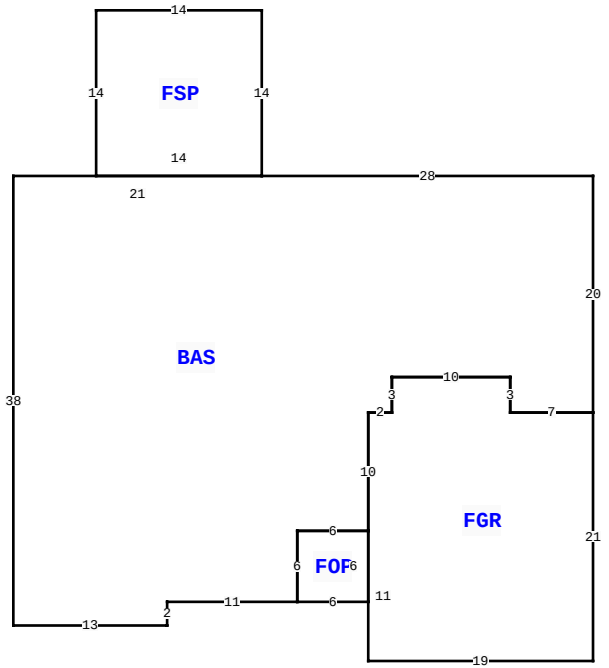
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		MKT AREA 06
NEIGHBORHOOD/LOC	2416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100		1,420	145,120
FGR	429	55		236	24,119
FOP	36	30		11	1,124
FSP	196	40		78	7,971
TOTALS	2,081			1,745	178,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	113.3000	124.63	217,479	2001	2010	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2025 Heated Area: 1420 HX Base Yr 2025



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

150 SW FRITZ GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		178,333
TOTAL MARKET OB/XF VALUE		1,610
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		214,943
SOH/AGL Deduction		0
ASSESSED VALUE		214,943
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,532
TOTAL JUST VALUE		214,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046929	Roof Replacement	13,265	04/11/2023
17725	SFR	263	12/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1453	10/18/2024	WD	Q	I	01	289,000
GRANTOR: DRAWDY LINDSEY B						
GRANTEE: HARRIS DAVID TIMOTH						
1317/0414	6/20/2016	WD	Q	I	01	139,000
GRANTOR: MARJORIE N HERRIN						
GRANTEE: LINDSEY B DRAWDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= N14 W14 S14 E14$ W21 S38 E13 N2 E11 FOP= E6 N6 W6 S6$ N6 E6 FGR= S11 E19 N21 W7 N3 W10 S3 W2 S10 $ N10 E2 N3 E10 S3 E7 N20$.

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	0	0	791.00	UT	1.50	1.50	100	2001	2001	3	100	1,187	
2	0120	CLFENCE 4	0	100	0	0	130.00	UT	6.50	6.50	50	2009	2009	3	50	423	

LAND DESCRIPTION

TOTAL OB/XF 1,610

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	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							

REVIEW DATE 10/31/2024 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS