

LOT 3 THE HUNT PLACE S/D.
ORB 475-323, 701-735,
855-537, EX 0.25 AC FOR ADDN'T

FARIS HARVEY B/FARIS PENNY S
1787 SW DAIRY ST
LAKE CITY, FL 32024

2026

08-5S-16-03490-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	02
NEIGHBORHOOD/LOC	8516.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,890	100	
FCP	576	25	
FOP	80	30	
PTO	500	5	
TOTALS	3,046		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2003		274,144	2002	2002	0	0	23.00	77.00
Heated Area: 1890						HX Base Yr 2003					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			211,091
TOTAL MARKET OB/XF VALUE			16,967
TOTAL LAND VALUE - MARKET			69,768
TOTAL MARKET VALUE			297,826
SOH/AGL Deduction			113,640
ASSESSED VALUE			184,186
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			132,775
TOTAL JUST VALUE			297,826
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051297	Generator	0	10/28/2024
19361	SFR	335	03/27/2002
17069	PUMP/UTPOL	30	06/12/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0855/0537	3/10/1998	WD Q	V			17,500
GRANTOR: ALEXANDER						
GRANTEE: FARIS						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	3	56	168.00	UT	2.00	2.00
3	0020	BARN, FR	0	100	24	36	1.00	UT	0.00	0.00
4	0060	CARPORT F	0	100	12	24	1,440.00	UT	0.85	0.85
5	0060	CARPORT F	0	100	12	24	1,440.00	UT	0.85	0.85
6	0262	PRCH, FOP	0	100	25	25	625.00	UT	6.50	6.50
7	0262	PRCH, FOP	0	100	20	24	480.00	UT	6.50	6.50
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00

TOTALS											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				05/06/2026	MLU						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= 1890\$ FCP= 576\$ FOP= 80\$ PTO= 500\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	0100	C	SFR	100		A-1	0.00	0.00	6.84	AC		1.00	1.00	0.85	12,000.00	10,200.00	69,768							