

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	
Architectural	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		269,332	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			207,386
TOTAL MARKET OB/XF VALUE			16,967
TOTAL LAND VALUE - MARKET			69,768
TOTAL MARKET VALUE			294,121
SOH/AGL Deduction			109,935
ASSESSED VALUE			184,186
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			132,775
TOTAL JUST VALUE			294,121
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
1	0190	FPLC PF	0 100	0 0	1.00
2	0166	CONC, PAVMT	0 100	3 56	168.00
3	0020	BARN, FR	0 100	24 36	1.00
4	0060	CARPORT F	0 100	12 24	1,440.00
5	0060	CARPORT F	0 100	12 24	1,440.00
6	0262	PRCH, FOP	0 100	25 25	625.00
7	0262	PRCH, FOP	0 100	20 24	480.00
8	0070	CARPORT UF	0 100	0 0	1.00
9	0294	SHED WOOD/	0 100	0 0	1.00
10	0252	LEAN-TO W/	0 100	0 0	1.00

TOTAL OB/XF												16,967			
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	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0 100	3 56	168.00	UT	2.00	2.00	100	2002	2002	3	100	336	
3	0020	BARN, FR	0 100	24 36	1.00	UT	0.00	0.00	100	2002	2002	3	100	3,500	
4	0060	CARPORT F	0 100	12 24	1,440.00	UT	0.85	0.85	100	2002	2002	3	100	1,224	
5	0060	CARPORT F	0 100	12 24	1,440.00	UT	0.85	0.85	100	2002	2002	3	100	1,224	
6	0262	PRCH, FOP	0 100	25 25	625.00	UT	6.50	6.50	100	2012	2012	3	100	4,063	
7	0262	PRCH, FOP	0 100	20 24	480.00	UT	6.50	6.50	100	2012	2012	3	100	3,120	
8	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
9	0294	SHED WOOD/	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
10	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

BUILDING NOTES	

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

LAND DESCRIPTION												TOTAL OB/XF												16,967			
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										