BEG SW COR OF NE1/4 OF NE1/4, RU TO S R/W CR-250, RUN E ALONG R/W 523.52 FT, E 313.63 FT, S 552.28

HARRINGTON JOSEPH D
138 NE RED DAWN CT
LAKE CITY, FL 32055

**2027**

**13-3S-17-04937-005**

## BUILDING CHARACTERISTICS

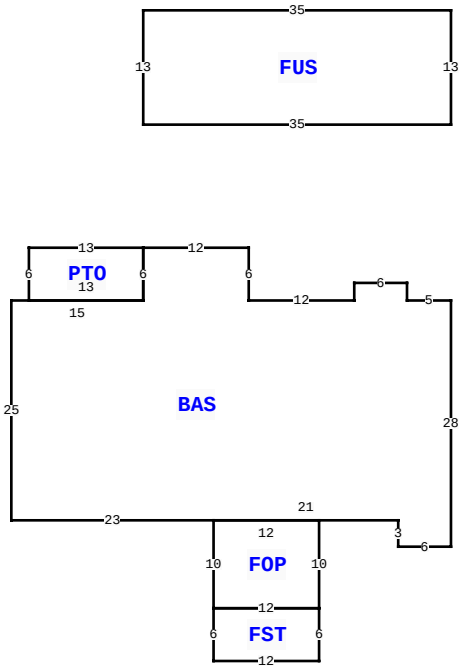
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 1317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,352 | 100 | | 1,352 | 137,198 |
| FOP | 120 | 30 | | 36 | 3,653 |
| FST | 72 | 55 | | 40 | 4,059 |
| FUS | 455 | 100 | | 455 | 46,173 |
| PTO | 78 | 5 | | 4 | 406 |
| TOTALS | 2,077 | | | 1,887 | 191,488 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,887 | 126.3755 | 139.01 | 262,312 | 1998 | 1998 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 1807 HX Base Yr 1999




138 NE RED DAWN CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | 11/17/1998 CM | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | |

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 114.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 171 | |
| 3 | 0020 | BARN,FR | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 191,488 |
| TOTAL MARKET OB/XF VALUE | 2,671 |
| TOTAL LAND VALUE - MARKET | 60,100 |
| TOTAL MARKET VALUE | 204,063 |
| SOH/AGL Deduction | 55,017 |
| ASSESSED VALUE | 149,046 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 97,635 |
| TOTAL JUST VALUE | 254,259 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 257,744 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046845 | Roof Replacement | 9,500 | 03/28/2023 |
| 003109 | SFR | 43,000 | 11/14/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1299/0241 | 8/05/2015 | QC | U | V | 11 | 100 |
| GRANTOR: TODD L & DEBRA HUNT ( | | | | | | |
| GRANTEE: JOSEPH D HARRINGTON | | | | | | |
| 0582/0478 | 12/01/1984 | WD | Q | V | | 9,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W5 N2 W6 S2 W12 N6 W12 PTO= W13 S6 E13 N6$ S6 W15 S25 E23 FOP= S10 FST= S6 E12 N6 W12$ E12 N10 W12$ E21 S3 E6 N28$ PTR= N20 FUS= N13 W35 S13 E35$ S20$.

## LAND DESCRIPTION

TOTAL OB/XF 2,671

| 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 | 5500 | A | TIMBER 2 | 0 | | | 0.00 | 0.00 | 11.02 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 4,904 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 11.02 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 55,100 | | | | | | | |
| 3 | 0100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |

REVIEW DATE 04/05/2023 BY jerry Total Acres: 12.02 Total Land Value: 9,904 Market: 55,100 Agricultural: 4,904 Common: 5,000 PRINTED 11/17/2026 BY SYS