BEG AT NE COR OF SEC, S 63 DEG W, 493.70 FT, N85 DEG W 369.71 FT, S 1141.51 FT, E 820.53 FT,

HARRIS VICKIE R
371 NW ELLA ALLEN CT
LAKE CITY, FL 32055

2027

16-3S-16-02149-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.00	1.00/

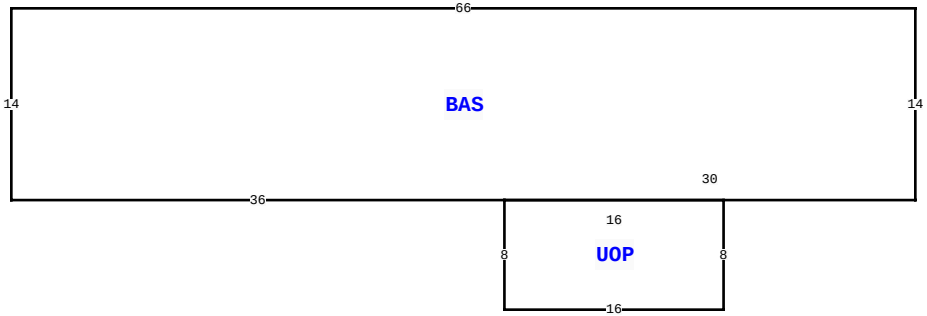
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,250
UOP	128	25		32	528
TOTALS	1,052			956	15,778

361 NW ELLA ALLEN CT, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	956	68.7650	41.26	39,445	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2013 Heated Area: 924 HX Base Yr 2013



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,453.00	UT	2.00	2.00	100	2011	2011	3	100	6,906	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	24	24	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,000	
6	0252	LEAN-TO W/	0	100	24	24	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
9	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		255,037
TOTAL MARKET OB/XF VALUE		24,756
TOTAL LAND VALUE - MARKET		145,620
TOTAL MARKET VALUE		291,823
SOH/AGL Deduction		74,793
ASSESSED VALUE		217,030
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,619
TOTAL JUST VALUE		425,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29285	SFR	782	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/2294	2/12/2009	WD	U	V	30	100

GRANTOR: OLEATHA HARRIS & ETAL

GRANTEE: VICKIE R HARRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S14 E36 E30 N14 $
UOP=[ORIG=-30,14] S8 E16 N8 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 24,756

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.88	AC		1.00	1.00	1.00	281.00	281.00	4,462							
3	6200	A	PASTURE 3	100					5.60	AC		1.00	1.00	1.00	280.00	280.00	1,568							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.48	AC		1.00	1.00	1.00	6,500.00	6,500.00	139,620							

REVIEW DATE 10/11/2023 BY JB Total Acres: 22.48 Total Land Value: 12,030 Market: 139,620 Agricultural: 6,030 Common: 6,000 PRINTED 11/17/2026 BY SYS

BEG AT NE COR OF SEC, S 63 DEG W, 493.70 FT, N85 DEG W 369.71 FT, S 1141.51 FT, E 820.53 FT,

HARRIS VICKIE R
371 NW ELLA ALLEN CT
LAKE CITY, FL 32055

2027

16-3S-16-02149-001

BUILDING CHARACTERISTICS

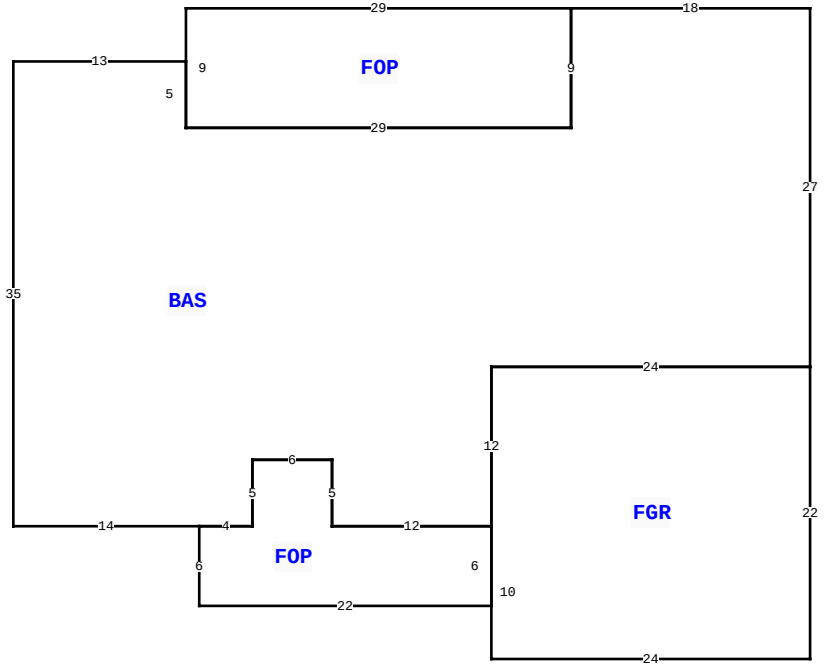
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100		1,709	192,330
FGR	528	55		290	32,636
FOP	162	30		49	5,514
FOP	261	30		78	8,778
TOTALS	2,660			2,126	239,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,126	118.9608	130.86	278,208	2011	2011	0	0	0	14.00	86.00

3 SINGLE FAM 100% - 2013 Heated Area: 1709 HX Base Yr 2013



361 NW ELLA ALLEN CT, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		255,037
TOTAL MARKET OB/XF VALUE		24,756
TOTAL LAND VALUE - MARKET		145,620
TOTAL MARKET VALUE		291,823
SOH/AGL Deduction		74,793
ASSESSED VALUE		217,030
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,619
TOTAL JUST VALUE		425,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/2294	2/12/2009	WD	U	V	30	100

GRANTOR: OLEATHA HARRIS & ETAL

GRANTEE: VICKIE R HARRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W29 S9 E29 N9$ S9 W29 N5 W13 S35 E14 FOP= S6 E22 N6 W12 N5 W6 S5 W4$ E4 N5 E6 S5 E12 FGR= S10 E24 N22 W24 S12$ N12 E24 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/11/2023 BY JB Total Acres: 22.48 Total Land Value: 12,030 Market: 139,620 Agricultural: 6,030 Common: 6,000 PRINTED 11/17/2026 BY SYS