COMM NE COR OF NE1/4 OF SW1/4, R
FT FOR POB, CONT S 442.45 FT, W
N 441.56 FT, E 1203.61 FT TO POB

HARRINGTON WILLIAM
745 NE HARRINGTON CT
LAKE CITY, FL 32055

2027

18-3S-18-10296-004

BUILDING CHARACTERISTICS

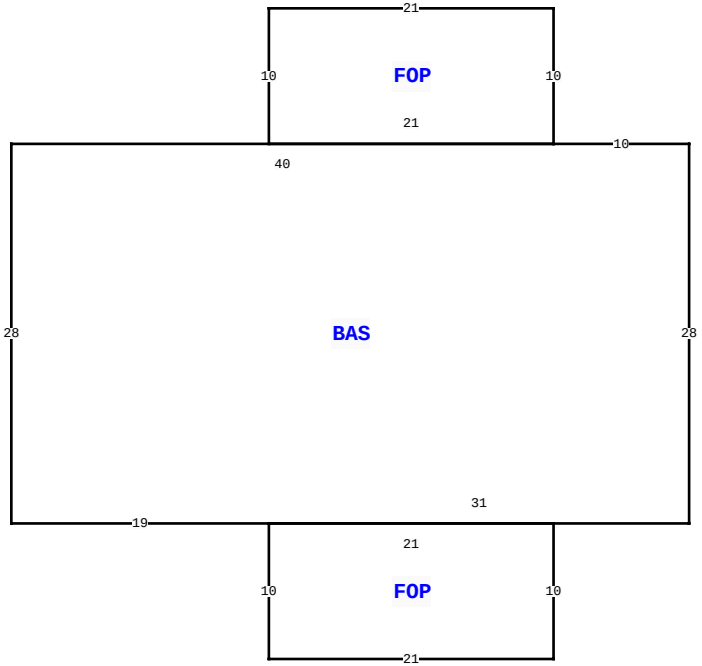
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	147,609
FOP	210	30		63	6,642
FOP	210	30		63	6,642
TOTALS	1,820			1,526	160,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	108.0000	118.80	181,289	2016	2016	0	0	0	11.25	88.75

1 SINGLE FAM 100% - 2017 Heated Area: 1400 HX Base Yr 2017



745 NE HARRINGTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,894
TOTAL MARKET OB/XF VALUE		8,056
TOTAL LAND VALUE - MARKET		42,735
TOTAL MARKET VALUE		177,438
SOH/AGL Deduction		58,121
ASSESSED VALUE		119,317
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		17,906
TOTAL JUST VALUE		211,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32114	SFR	439	07/11/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0810/0395	8/08/1995	WD	Q	V	03	0

GRANTOR: GLADYS HARRINGTON

GRANTEE: WILLIAM HARRINGTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N10 W21 S10 E21$ W40 S28 E19 FOP= S10 E21 N10 W21$ E31 N28$.

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	0210	GARAGE U	0	100	22	36	792.00	UT	16.00	16.00	50	2015	2015	3	50	6,336	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	720	
3	0166	CONC,PAVMT	0	100	0	0	500.00	UT	2.00	2.00	100	2016	2016	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,056

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5500	A	TIMBER 2	0		00	0.00	0.00	11.21	AC		1.00	1.00	1.00	445.00	445.00	4,988							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	11.21	AC		1.00	1.00	1.00	3,500.00	3,500.00	39,235							

REVIEW DATE 09/14/2016 BY HC Total Acres: 12.21 Total Land Value: 8,488 Market: 39,235 Agricultural: 4,988 Common: 3,500 PRINTED 11/16/2026 BY SYS