LOT 4 FAIRWAY VIEW UNIT 2.
330-63, 801-651, 892-2510,

SLAY NICKOLAS P/HICKEY JORDAN
677 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

**2027**

**26-3S-16-02307-005**

## BUILDING CHARACTERISTICS

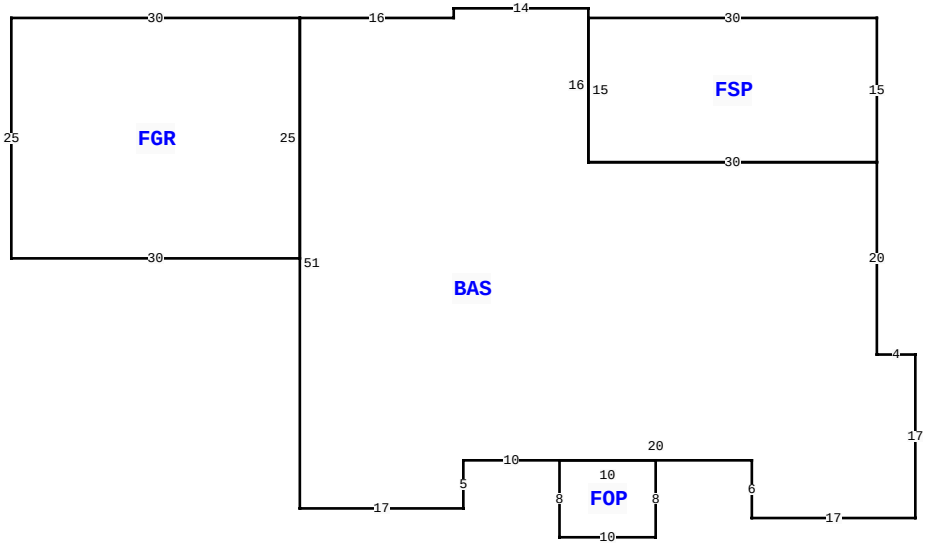
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 26316.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,555 | 100 | | 2,555 | 321,513 |
| FGR | 750 | 55 | | 412 | 51,845 |
| FOP | 80 | 30 | | 24 | 3,020 |
| FSP | 450 | 40 | | 180 | 22,651 |
| TOTALS | 3,835 | | | 3,171 | 399,030 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,171 | 128.5350 | 141.39 | 448,348 | 2014 | 2014 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 2555 HX Base Yr 2020




463 NW HARRIS LAKE DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0119 | MASONRY WA | 0 | 100 | 6 | 180 | 1,080.00 | UT | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 100 | 7,020 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 4,057.00 | UT | 2.00 | 2.00 | 100 | 2014 | 2014 | 3 | 100 | 8,114 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 399,030 |
| TOTAL MARKET OB/XF VALUE | | 15,134 |
| TOTAL LAND VALUE - MARKET | | 67,200 |
| TOTAL MARKET VALUE | | 481,364 |
| SOH/AGL Deduction | | 125,691 |
| ASSESSED VALUE | | 355,673 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 304,262 |
| TOTAL JUST VALUE | | 481,364 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 488,616 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31681 | SFR | 1,073 | 01/09/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1394/2745 | 9/20/2019 | WD | Q | I | 01 | 350,000 |
| GRANTOR: JERRY WEST | | | | | | |
| GRANTEE: NICKOLAS P SLAY & J | | | | | | |
| 1252/0628 | 4/02/2013 | WD | Q | I | 01 | 30,000 |
| GRANTOR: ANDREW T MOORE (INDIV | | | | | | |
| GRANTEE: JERRY & ANITA WEST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 FGR= W30 S25 E30 N25$ S51 E17 N5 E10 FOP= S8 E10 N8 W10$ E20 S6 E17 N17 W4 N20 FSP= N15 W30 S15 E30$ W30 N16 W14 S1$.

## LAND DESCRIPTION

TOTAL OB/XF 15,134

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.92 | 35,000.00 | 67,200.00 | 67,200 | | | | | | | |

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.53 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/17/2026 BY SYS