LOT 7 FAIRWAY VIEW UNIT 2.

473-425, 919-2364, WD 1487-2471,

TROWELL CHARLOTTE S/TROWELL K.C.
559 NW HARRIS LAKE DRIVE
LAKE CITY, FL 32055

2027

26-3S-16-02307-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

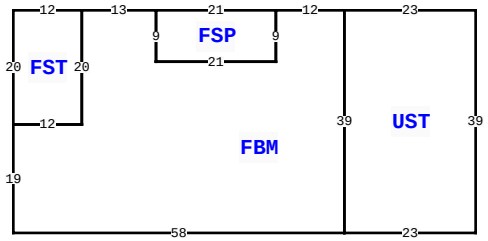
NEIGHBORHOOD/LOC 26316.030 1.00/

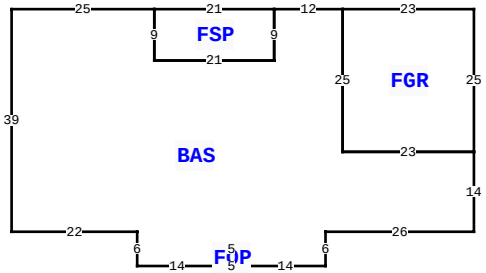
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,578	100		2,578	211,959
FBM	1,833	80		1,466	120,532
FGR	575	55		316	25,981
FOP	15	30		4	329
FSP	189	40		76	6,248
FSP	189	40		76	6,248
FST	240	55		132	10,853
UST	897	45		404	33,216
TOTALS	6,516			5,052	415,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,052	114.9918	126.49	639,027	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 4411 HX Base Yr





559 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	415,368
TOTAL MARKET OB/XF VALUE	4,394
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	486,962
SOH/AGL Deduction	175,895
ASSESSED VALUE	311,067
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	209,656
TOTAL JUST VALUE	486,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	494,515

BLDG:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/2471	4/06/2023	WD	U	I	11	100
GRANTOR: TROWELL CHARLOTTE S						
GRANTEE: TROWELL CHARLOTTE S						
0919/2364	1/24/2001	WD	Q	V	01	100
GRANTOR: K C TROWELL						
GRANTEE: CHARLOTTE TROWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= W21 S9 E21 N9$S9 W21 N9 W25 S39 E22 S6 E14 FOP= E5 N3 W5 S3$ N3 E5 S3 E14 N6 E26 N14 FGR= N25 W23 S25 E23$ W23 N25$ PTR= N30 UST= N39 W23 FBM= W12 FSP= W21 S9 E21 N9$ S9 W21 N9W13 FST= W12 S20 E12 N20$ S20 W12 S19 E58 N39$ S39 E23$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,000.00	1,000.00	60	0	0	3	60	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	2,162.00	UT	2.00	2.00	60	1993	1993	3	60	2,594	

LAND DESCRIPTION

TOTAL OB/XF 4,394

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	0140	C	SFR GOLF	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: 0.58 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/17/2026 BY SYS