LOT 9 FAIRWAY VIEW UNIT 2.
461-202, 815-084, 817-1164,
818-1995-1999, WD 1419-2390,

COOK JAMES
3050 BISCAYNE BLVD SUITE 402
MIAMI, FL 33137

2026

26-3S-16-02307-009

BUILDING CHARACTERISTICS

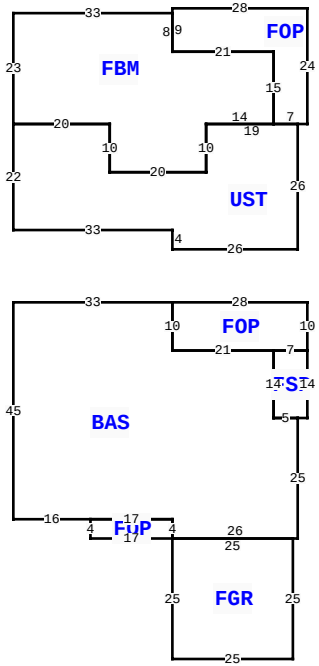
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	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	2,429	100		2,429	232,975
FBM	1,274	80		1,019	97,737
FGR	625	55		344	32,995
FOP	68	30		20	1,918
FOP	280	30		84	8,057
FOP	357	30		107	10,263
FSP	98	40		39	3,741
UST	1,202	45		541	51,890
TOTALS	6,333			4,583	439,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,583	131.7532	147.56	676,267	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 3703 HX Base Yr



615 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	439,574
TOTAL MARKET OB/XF VALUE	8,532
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	515,306
SOH/AGL Deduction	0
ASSESSED VALUE	515,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	515,306
TOTAL JUST VALUE	515,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,306

SALE:1:1: ALSO ORB'S 818-1997-1999

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2390	9/04/2020	WD	Q	I	01	390,000
GRANTOR: GARY C & SUE B TOWNS						
GRANTEE: JAMES COOK						
0818/1995	3/07/1996	WD	U	I		224,700
GRANTOR: JAMES C & BETTY & JOH						
GRANTEE: GARY C TOWNS & SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S45 E16 FOP= S4 E17N4 W17$ E17 S4 FGR= S25 E25 N25 W25$ E26 N25 FSP= E2 N14 W7 S14E5$ W5 N14 FOP= E7 N10 W28 S10 E21$ W21 N10$ PTR=N60 FBM= W33 S23 UST= S22 E33 S4E26 N26 W19S10 W20 N10 W20$ E20 S10 E20 N10 E14 FOP= E7 N24 W28 S9 E21 S15 $ N15 W21 N8$ S60$.

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	0	0	0	2,116.00	UT	2.00	2.00	100	1993	1993	3	100	4,232	
2	0180	FPLC 1STRY	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,532

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	0		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: 0.47 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 06/23/2026 BY SYS