LOT 12 FAIRWAY VIEW UNIT 2.
502-346, DC 1328-1681, LE 1328
-1682,

EUBANK CHARLES W
558 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

26-3S-16-02307-012

BUILDING CHARACTERISTICS

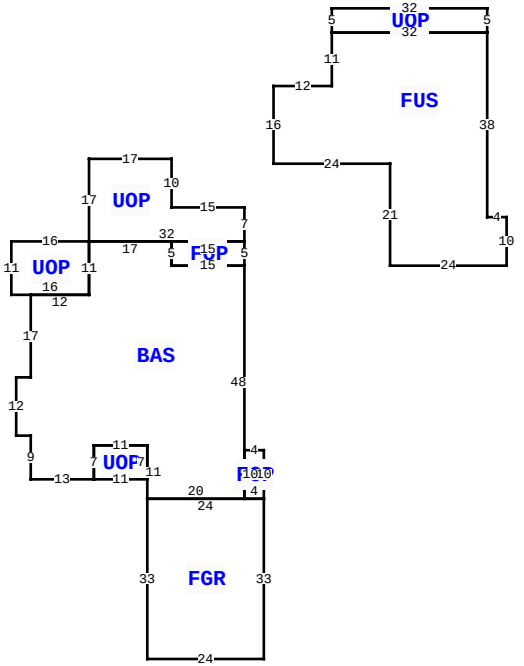
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,988	100		1,988	174,383
FGR	792	55		436	38,245
FOP	40	30		12	1,052
FOP	75	30		22	1,930
FUS	1,516	100		1,516	132,980
UOP	77	20		15	1,316
UOP	160	20		32	2,807
UOP	176	20		35	3,070
UOP	394	20		79	6,930
TOTALS	5,218			4,135	362,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,135	122.6783	134.95	558,018	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3504 HX Base Yr



558 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	362,712
TOTAL MARKET OB/XF VALUE	5,492
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	410,204
SOH/AGL Deduction	148,560
ASSESSED VALUE	261,644
TOTAL EXEMPTION VALUE	HX HB WR 56,411
BASE TAXABLE VALUE	205,233
TOTAL JUST VALUE	410,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051869	Roof Replacement	33,600	12/17/2024
000048975	Roof Replacement	57,690	01/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/1682	12/19/2016	LE	U	I	14	100
GRANTOR: CHARLES W EUBANK (RES						
GRANTEE: TASSIE E NELSON & S						
0502/0346	9/01/1979	03	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N5 UOP= N7 W15 N10 W17 S17 E32$ W15 S5 E15$ BAS= W15N5 W17 UOP= W16 S11 E16 N11$ S11 W12 S17 W3 S12 E3 S9 E13 UOP= E11 N7 W11 S7$ N7 E11 S11FGR= S33 E24 N33 W24$ E20FOP= E4 N10 W4 S10$ N48$ PTR=E30 FUS= E24 N10 W4 N38 UOP= N5 W32 S5 E32$ W32 S11 W12 S16 E24 S21$ W30$.

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	0.00	0.00	100	1993	1993	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	
4	0252	LEAN-TO W/	0	100	8	12	96.00	UT	2.00	2.00	100	1993	1993	3	100	192	

LAND DESCRIPTION

TOTAL OB/XF 5,492

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	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 02/17/2025 BY jerry Total Acres: 0.70 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS