

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

2026

26-3S-16-02307-012

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	10 WD SHINGLE 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	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 Units	05 CONV 100 0 100
Condition Adj	03 100
Kitchen Adjus	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 1,988 177,548
FGR	792 55 436 38,939
FOP	40 30 12 1,072
FOP	75 30 22 1,965
FUS	1,516 100 1,516 135,394
UOP	77 20 15 1,340
UOP	160 20 32 2,858
UOP	176 20 35 3,126
UOP	394 20 79 7,056
TOTALS	5,218 4,135 369,297

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	137.40	568,149	1983	1983	0	0	35.00	65.00

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		369,297	
TOTAL MARKET OB/XF VALUE		5,492	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		416,789	
SOH/AGL Deduction		162,766	
ASSESSED VALUE		254,023	
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE		197,612	
TOTAL JUST VALUE		416,789	
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:

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

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

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\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							