LOT 14 FAIRWAY VIEW UNIT 2.
363-147, 907-2486,2488, 909-2415

FLORIDA FIRST COAST INVESTMENT CORP INC
955 SW BAYA DRIVE
LAKE CITY, FL 32025

2027

26-3S-16-02307-014

BUILDING CHARACTERISTICS

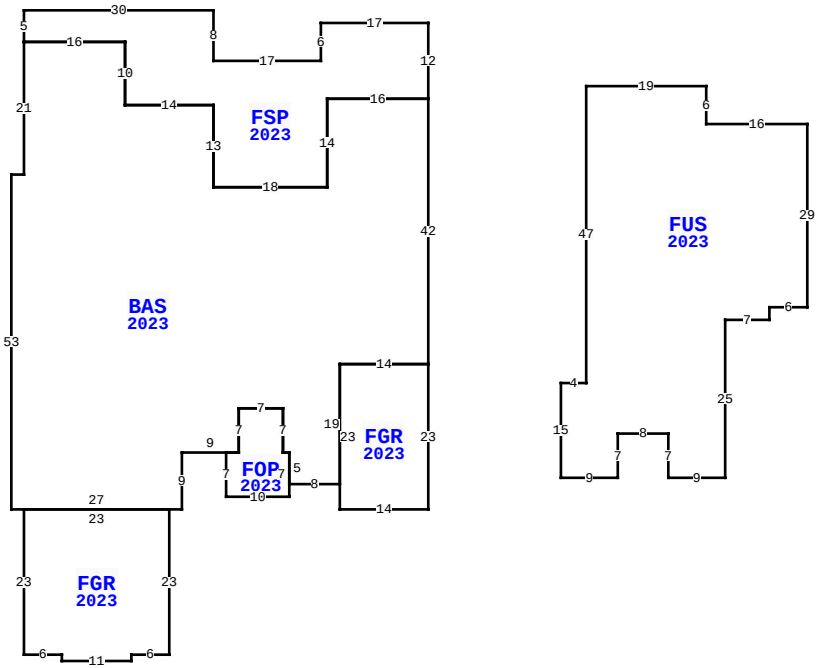
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,588	100	2023	3,588	521,114
FGR	322	55	2023	177	25,707
FGR	540	55	2023	297	43,136
FOP	119	30	2023	36	5,228
FSP	848	40	2023	339	49,235
FUS	1,741	100	2023	1,741	252,860
TOTALS	7,158			6,178	897,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,178	136.1225	149.73	925,032	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 5329 HX Base Yr



500 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 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	0031	BARN,MT AE	0	0	24	24	576.00	UT	11.00	11.00	100	2018	2018	3	100	6,336	
2	0251	LEAN TO W/	0	0	14	24	336.00	UT	3.50	3.50	100	2018	2018	3	100	1,176	
3	0030	BARN,MT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
4	0280	POOL R/CON	0	0	0	0	587.00	UT	70.00	70.00	100	2023	2022		95	39,036	
5	0282	POOL ENCL	0	0	0	0	1,686.00	UT	15.00	15.00	100	2023	2022		80	20,232	
6	0166	CONC,PAVMT	0	0	0	0	3,600.00	UT	3.00	3.00	100	2023	2022		100	10,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	897,281
TOTAL MARKET OB/XF VALUE	80,080
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	1,134,861
SOH/AGL Deduction	0
ASSESSED VALUE	1,134,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,134,861
TOTAL JUST VALUE	1,134,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,151,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043836	Screen Enclosure	20,000	03/03/2022
000042202	Swimming Pool and	90,000	06/23/2021
000040605	New Residential C	700,000	09/28/2020
40605	SFR	0	09/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/2452	2/17/2021	WD	U	I	11	100
GRANTOR: SLAY MARVIN H						
GRANTEE: FLORIDA FIRST COAST						
1249/1450	2/12/2013	WD	U	V	37	105,000
GRANTOR: RONALD K FLEMING						
GRANTEE: MARVIN H & MARY T S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W16 S14 W18 N13 W14 N10 W16 S21 W2 S53 E27 N9 E9 N7 E7 S7 E1 S5 E8 N19 E14 N42 $
FSP=[YR=2023;ORIG=80,-2] W17 S6 W17 N8 W30 S5 E16 S10 E14 S13 E18 N14 E16 N12 $
FGR=[YR=2023;ORIG=39,75] W23 S23 E6 S1 E11 N1 E6 N23 $
FGR=[YR=2023;ORIG=66,52] E14 S23 W14 N23 $
FOP=[YR=2023;ORIG=57,59] W7 S7 W2 S7 E10 N7 W1 N7 $
FUS=[YR=2023;ORIG=105,8] S47 W4 S15 E9 N7 E8 S7 E9 N25 E7 N2 E6 N29 W16 N6 W19 $
.

LAND DESCRIPTION

TOTAL OB/XF 80,080

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	4.50	35,000.00	157,500.00	157,500							

REVIEW DATE 03/19/2026 BY robin Total Acres: 2.29 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 11/17/2026 BY SYS