LOT 15 FAIRWAY VIEW UNIT 2.

571-383, LE 1424-237

STREET I CAROLINE/
454 NW HARRIS LAKE DRI
LAKE CITY, FL 32055

2027

26-3S-16-02307-015

BUILDING CHARACTERISTICS

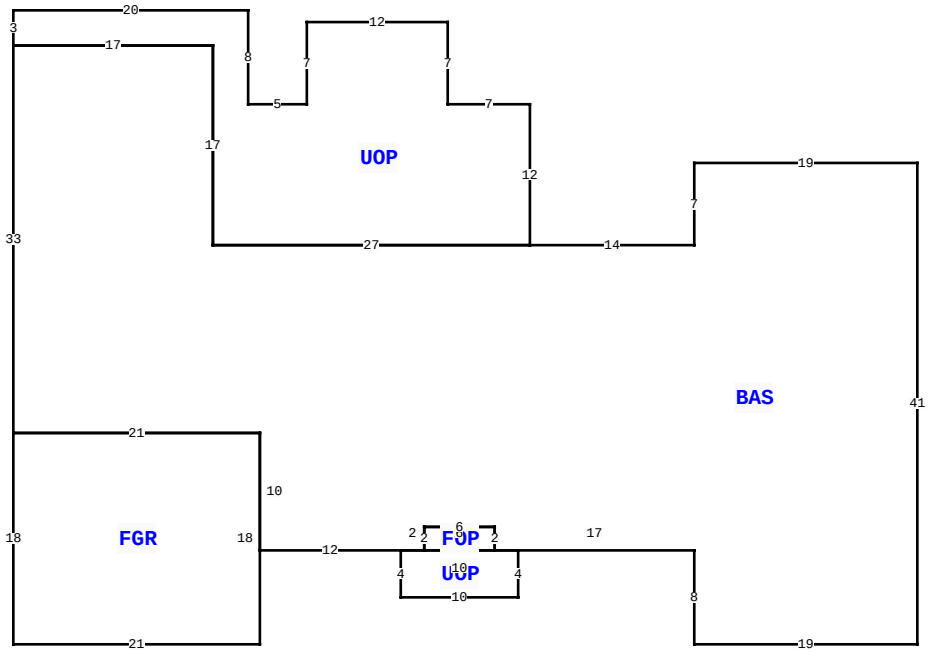
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	2,354	100		2,354	206,885
FGR	378	55		208	18,281
FOP	12	30		4	352
UOP	40	20		8	703
UOP	483	20		97	8,525
TOTALS	3,267			2,671	234,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,671	122.9184	135.21	361,146	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2354 HX Base Yr



454 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		234,745
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		282,845
SOH/AGL Deduction		98,779
ASSESSED VALUE		184,066
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,655
TOTAL JUST VALUE		282,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055081	Remodel	2,500	02/23/2026
000052276	Roof Replacement	52,797	02/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/0237	11/05/2020	LE	U	I	14	100
GRANTOR: CAROLINE STEVENS F/K/						
GRANTEE: BONNIE E PENNER (RM						
0571/0383	8/01/1985	WD	Q	I		135,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S7 W14 UOP= N12 W7N7 W12 S7 W5 N8 W20 S3 E17 S17E27$ W27 N17 W17 S33 FGR= S18 E21 N18 W21$ E21 S10 E12 UOP= S4 E10 N4 W10$ E2 FOP= E6 N2 W6 S2$ N2 E6 S2 E17 S8 E19 N41$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,050.00	UT	2.00	2.00	100	1993	1993	3	100	4,100	

LAND DESCRIPTION

TOTAL OB/XF 6,100

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 06/30/2025 BY chuck Total Acres: 0.56 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS