LOT 17 FAIRWAY VIEW UNIT 2.
474-51, 813-2315, 851-956, WD 10

WAYBRANT-ENNIS MELISSA ANN
398 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

26-3S-16-02307-017

BUILDING CHARACTERISTICS

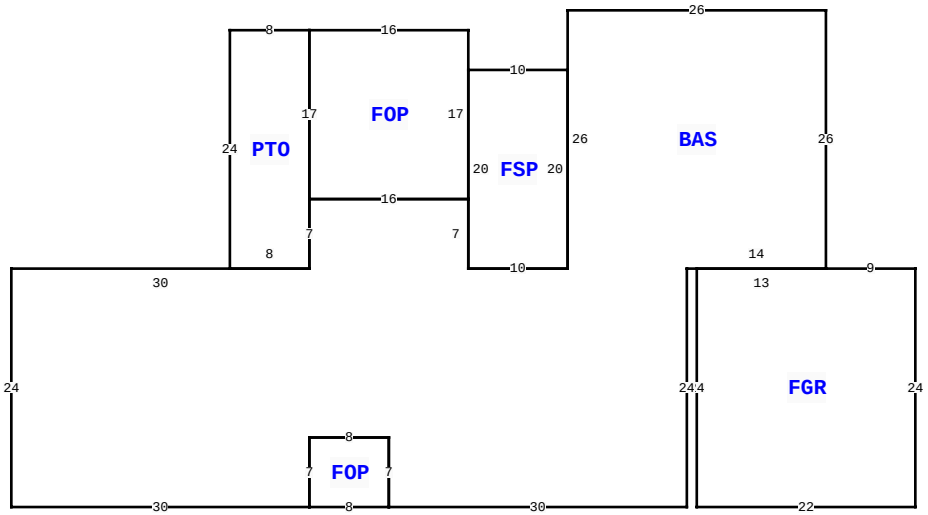
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,364	100		2,364	240,882
FGR	528	55		290	29,550
FOP	56	30		17	1,732
FOP	272	30		82	8,356
FSP	200	40		80	8,152
PTO	192	5		10	1,019
TOTALS	3,612			2,843	289,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,843	136.7227	150.40	427,587	1982	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 2023 Heated Area: 2364 HX Base Yr 2023



398 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,375.00	2,375.00	50	0	0	3	50	1,188	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		289,690
TOTAL MARKET OB/XF VALUE		4,688
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		336,378
SOH/AGL Deduction		0
ASSESSED VALUE		336,378
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		284,967
TOTAL JUST VALUE		336,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2014	12/01/2021	WD	Q	I	01	330,000
GRANTOR: COLLINS LAWRENCE R						
GRANTEE: WAYBRANT-ENNIS MELI						
1301/2018	9/25/2015	WD	Q	I	01	215,000
GRANTOR: ADAM T & BRANDY LEMLE						
GRANTEE: LAWRENCE R & ALISHA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W13 S24 E22 N24 W9$ BAS= N26 W26 S26 FSP= N20 W10 S20 E10$ W10N7 FOP= N17 W16 S17 E16$ W16 PTO= N17 W8 S24 E8 N7$ S7 W30 S24 E30 FOP= N7 E8 S7 W8$ N7 E8 S7 E30 N24 E14 $.

LAND DESCRIPTION

TOTAL OB/XF 4,688

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 05/25/2023 BY JB Total Acres: 0.52 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS