

LOT 1 FAIRWAY VIEW UNIT 2-A.
459-345, DC 1461-181, PB 1486-23

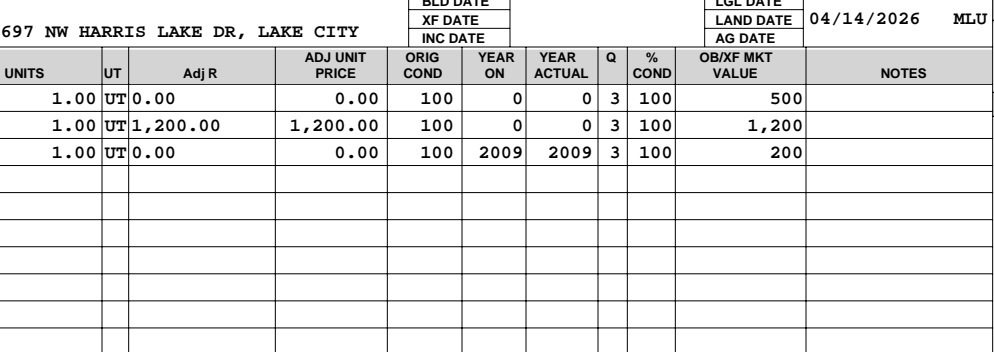
BROSHAR MICHAEL W/BROSHAR LISA
697 NW HARRIS LAKE DR
LAKE CITY, FL 32055-7229

2026

26-3S-16-02308-041


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,096	123.2748	138.07	289,395	1981	1981	0	0	35.00	65.00



MAP NUM	MKT AREA
0100	SINGLE FAMILY
26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100		1,774	159,208
FGR	378	55		208	18,667
FOP	45	30		14	1,256
FSP	250	40		100	8,975
TOTALS	2,447			2,096	188,107

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

LAND DESCRIPTION	TOTAL OB/XF
697 NW HARRIS LAKE DR, LAKE CITY	1,900

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		188,107	
TOTAL MARKET OB/XF VALUE		1,900	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		225,007	
SOH/AGL Deduction		0	
ASSESSED VALUE		225,007	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		225,007	
TOTAL JUST VALUE		225,007	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,007	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049588	Roof Replacement	17,260	04/10/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/2374	3/20/2023	PB U	I	18		0

GRANTOR: CLERK OF COURT (BROSH)
GRANTEE: BROSHAR MICHAEL W

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 FSP= W25 FGR= W21 S18 E21 N18\$ S10 E25 N10\$ S10 W25 S8 W21 S8 E31 S14 E12 FOP= S3 E5 N9 W5 S6 \$ N6 E5 S9E22 N43\$.	