LOT 2 FAIRWAY VIEW UNIT 2-A.
467-727, DC 1214-2411, DC 1214-2

BRIM CHARLES L/BRIM BRANDY N
719 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

26-3S-16-02308-042

BUILDING CHARACTERISTICS

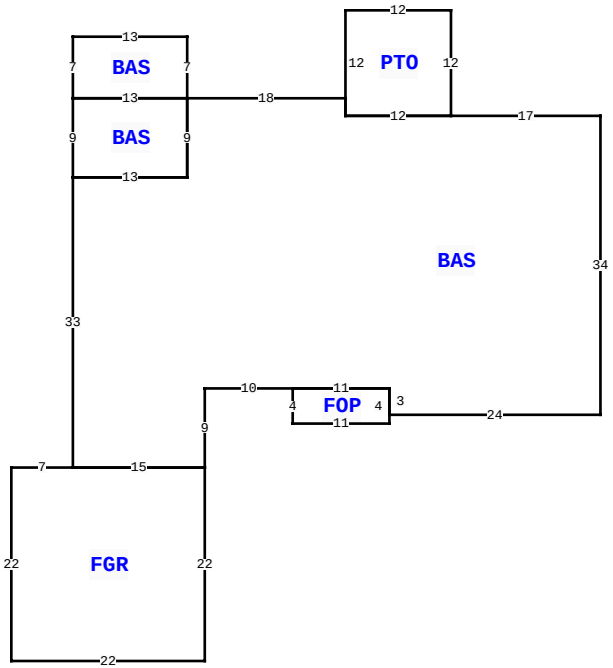
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	03	CONC FINSH 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	91	100		91	7,658
BAS	117	100		117	9,846
BAS	2,012	100		2,012	169,308
FGR	484	55		266	22,383
FOP	44	30		13	1,094
PTO	144	5		7	589
TOTALS	2,892			2,506	210,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,506	117.6901	129.46	324,427	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2012 Heated Area: 2220 HX Base Yr 2012



719 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0180	FPLC 1STRY	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	50	17	50	850.00	UT	1.30	1.30	100	0	0	3	100	1,105	
3	0166	CONC,PAVMT	0	50	60	17	1,020.00	UT	1.30	1.30	100	0	0	3	100	1,326	
4	0258	PATIO	0	50	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,878
TOTAL MARKET OB/XF VALUE		4,481
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		250,359
SOH/AGL Deduction		78,845
ASSESSED VALUE		171,514
TOTAL EXEMPTION VALUE	HA HAB	49,381
BASE TAXABLE VALUE		122,133
TOTAL JUST VALUE		250,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24224	MAINT/ALTR	40	03/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0230	6/28/2011	WD	Q	I	01	137,000
GRANTOR: MARIAN LOUISE JONES P						
GRANTEE: CHARLES L & BRANDY						
1217/0228	6/08/2011	QC	U	I	11	100
GRANTOR: KATHLEEN JONES MACLAR						
GRANTEE: MARIAN LOUISE JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N12 W12 S12 E12$ W12 N2 W18 BAS= N7 W13 S7 E13$ BAS= W13 S9 E13 N9$ S9 W13 S33 FGR= W7 S22 E22 N22 W15$ E15 N9 E10 FOP= S4 E11 N4 W11$ E11 S3 E24 N34$.

LAND DESCRIPTION

TOTAL OB/XF 4,481

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	50		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS