LOT 3 FAIRWAY VIEW UNIT 2-A.
664-271, 736-977, 862-663, 962-2

MILLER RONALD M
743 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

26-3S-16-02308-043

BUILDING CHARACTERISTICS

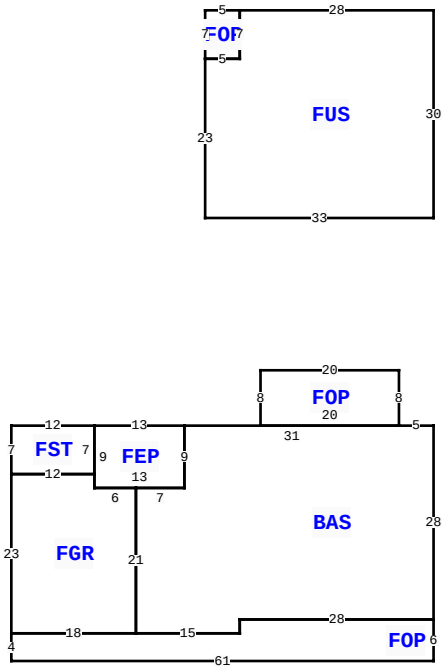
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG. 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,171	100		1,171	114,104
FEP	117	80		94	9,160
FGR	402	55		221	21,535
FOP	35	30		10	974
FOP	160	30		48	4,677
FOP	300	30		90	8,770
FST	84	55		46	4,482
FUS	955	100		955	93,057
TOTALS	3,224			2,635	256,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,635	136.2808	149.91	395,013	1982	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2126 HX Base Yr 2023



743 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	1993	1993	3	100	1,400	
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	0060	CARPORT F	0	100	20	27	540.00	UT	5.00	5.00	100	1993	1993	3	100	2,700	
4	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,758
TOTAL MARKET OB/XF VALUE		7,740
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		299,498
SOH/AGL Deduction		5,961
ASSESSED VALUE		293,537
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,126
TOTAL JUST VALUE		299,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/559	12/24/2020	WD	Q	I	01	219,000
GRANTOR: OMASERE GODSPOWER SAM						
GRANTEE: MILLER RONALD M						
1092/1411	8/08/2006	WD	Q	I		230,000
GRANTOR: VILMA & FREDERICK OMA						
GRANTEE: GODSPOWER & LAVELLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W5 W31 S9 W7 S21 E15 N2 E28 N28 $
FUS=[ORIG=0,-30] N30 W28 S7 W5 S23 E33 $
FGR=[ORIG=-43,9] W6 N2 W12 S23 E18 N21 $
FOP=[ORIG=-43,30] W18 S4 E61 N6 W28 S2 W15 $
FOP=[ORIG=-5,0] N8 W20 S8 E20 $
FEP=[ORIG=-36,0] W13 S9 E13 N9 $
FST=[ORIG=-49,0] W12 S7 E12 N7 $
FOP=[ORIG=-28,-60] W5 S7 E5 N7 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,740

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	100		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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS