LOT 4 FAIRWAY VIEW UNIT 2-A.
ORB 452-144, 658-66, 739-334,
985-107,

MELOY JAMES M JR/MELOY ABBY D
798 NW HARRIS LAKE DR
LAKE CITY, FL 32055

**2027**

**26-3S-16-02308-044**

## BUILDING CHARACTERISTICS

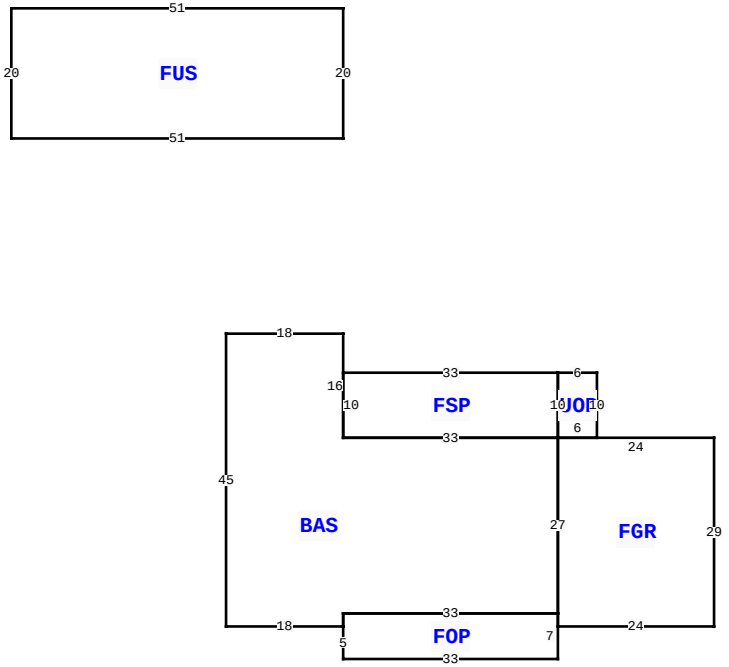
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 1,701 | 100 | | 1,701 | 164,521 |
| FGR | 696 | 55 | | 383 | 37,044 |
| FOP | 231 | 30 | | 69 | 6,674 |
| FSP | 330 | 40 | | 132 | 12,767 |
| FUS | 1,020 | 100 | | 1,020 | 98,654 |
| UOP | 60 | 20 | | 12 | 1,161 |
| TOTALS | 4,038 | | | 3,317 | 320,820 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,317 | 135.2736 | 148.80 | 493,570 | 1981 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2004 Heated Area: 2721 HX Base Yr 2004




798 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 | 22 | 29 | 638.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 1,276 | |
| 2 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,350 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 200.00 | UT | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 100 | 900 | |
| 4 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1993 | 1993 | 3 | 100 | 2,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 320,820 |
| TOTAL MARKET OB/XF VALUE | | 5,526 |
| TOTAL LAND VALUE - MARKET | | 42,000 |
| TOTAL MARKET VALUE | | 368,346 |
| SOH/AGL Deduction | | 124,520 |
| ASSESSED VALUE | | 243,826 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 192,415 |
| TOTAL JUST VALUE | | 368,346 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 374,189 |

SALE:1:1: INCLUDED PERSONAL PROPERTY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0985/0107 | 6/02/2003 | WD | Q | I | | 215,000 |
| GRANTOR: GEORGE & CAROL RICHAR | | | | | | |
| GRANTEE: JAMES JR & ABBY MEL | | | | | | |
| 0716/0545 | 4/18/1990 | WD | U | I | | 175,000 |
| GRANTOR: CRAPPS CLARK | | | | | | |
| GRANTEE: RICHARDSON GEORGE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 S45 E18 FOP= S5 E33N7 W33 S2$ N2 E33 FGR= S2 E24N29 W24S27$N27UOP= E6 N10 W6 S10$ FSP= N10 W33 S10 E33$ W33 N16$ PTR= N30 FUS= N20 W51 S20 E51$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 5,526

| 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: 0.45 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS