LOT 5 FAIRWAY VIEW UNIT 2-A.
452-139, 576-847, PB 1366-2422,

JONES BRENDA LEE TURNER/JONES GEORGE ELDRIDGE
760 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

26-3S-16-02308-045

BUILDING CHARACTERISTICS

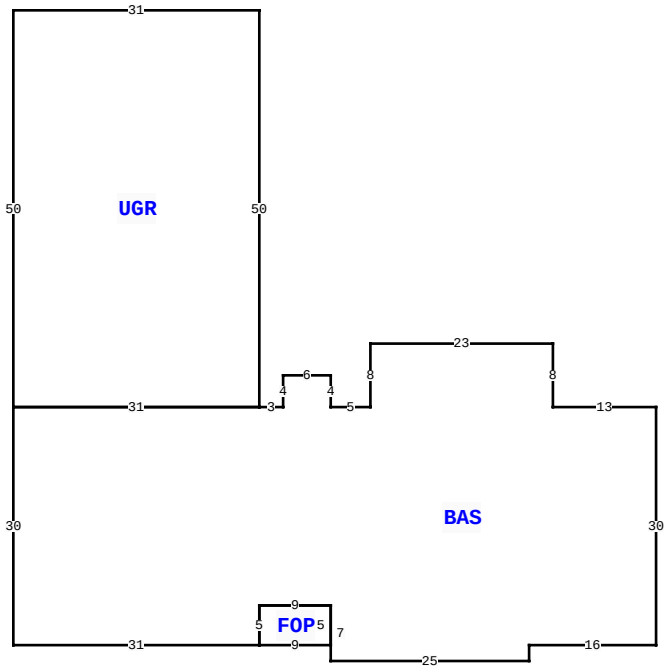
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,643	100		2,643	229,484
FOP	45	30		14	1,216
UGR	1,550	45		698	60,605
TOTALS	4,238			3,355	291,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,355	121.4400	133.58	448,161	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2643 HX Base Yr 2022



760 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		291,305
TOTAL MARKET OB/XF VALUE		8,582
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		341,887
SOH/AGL Deduction		29,301
ASSESSED VALUE		312,586
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,175
TOTAL JUST VALUE		341,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050700	Roof Replacement	26,800	08/29/2024
29101	MAINT/ALTR	40	12/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/357	10/03/2025	WD	U	I	11	100
GRANTOR: TURNER MARILYN JOYCE						
GRANTEE: JONES BRENDA LEE						
1461/1209	3/08/2022	WD	U	I	30	50,000
GRANTOR: IVES TURNER MARJORIE						
GRANTEE: JONES BRENDA LEE TU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N8 W23 S8 W5 N4 W6 S4 W3 UGR= N50 W31 S50 E31$ W31 S30 E31 FOP= E9 N5 W9 S5$N5 E9 S7 E25 N2 E16 N30$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,851.00	UT	2.00	2.00	100	1993	1993	3	100	5,702	
3	0070	CARPORT UF	0	100	12	20	240.00	UT	2.00	2.00	100	2009	2009	3	100	480	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,582

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 09/19/2024 BY JS Total Acres: 0.55 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS