LOT 6 FAIRWAY VIEW UNIT 2-A.

ARMSTEAD J BRUCE/ARMSTEAD CAROLYN
732 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

26-3S-16-02308-046

BUILDING CHARACTERISTICS

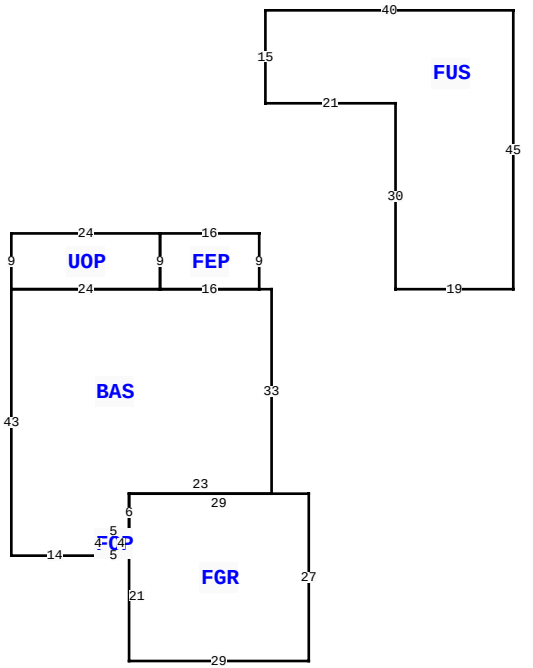
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
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	1,556	100		1,556	167,933
FEP	144	80		115	12,412
FGR	783	55		431	46,516
FOP	20	30		6	647
FUS	1,170	100		1,170	126,274
UOP	216	20		43	4,641
TOTALS	3,889			3,321	358,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,321	150.9417	166.04	551,419	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2726 HX Base Yr



732 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	0	0	3	100	2,400	
2	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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		358,422
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		404,822
SOH/AGL Deduction		144,294
ASSESSED VALUE		260,528
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,117
TOTAL JUST VALUE		404,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,320

SALE:1:1: LOT 6, FAIRWAY VIEW UNIT 2-A

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0747/0761	6/17/1991	WD	Q	I		167,500
GRANTOR: STEVEN READOUT						
GRANTEE: J BRUCE ARMSTEAD						
0571/0205	8/01/1985	WD	Q	V		27,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FEP= N9 W16 S9 E16$ W16 UOP= N9 W24 S9 E24 $ W24 S43 E14 FOP= E5 N4 W5 S4$N4 E5 FGR= S21 E29 N27 W29 S6$ N6 E23 N33$ PTR= E20 FUS= E19 N45 W40 S15 E21 S30$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 4,400

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: 0.55 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/16/2026 BY SYS