LOT 10 FAIRWAY VIEW UNIT 2-A.
376-317-18, 636-620, 902-877, PB

NORRIS STASIA TIMMONS
186 NW SILVER GLN
LAKE CITY, FL 32055

2026

26-3S-16-02308-050

BUILDING CHARACTERISTICS

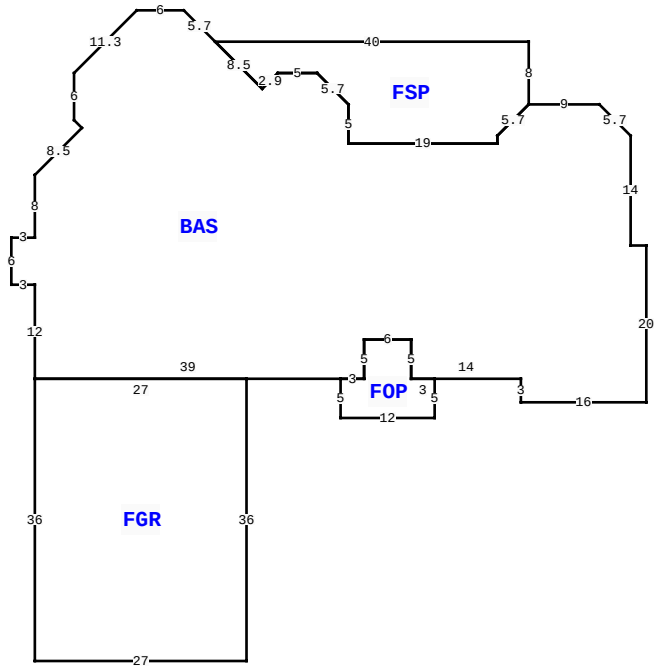
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
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	2,826	100		2,826	322,736
FGR	972	55		535	61,098
FOP	90	30		27	3,083
FSP	359	40		144	16,445
TOTALS	4,247			3,532	403,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,532	135.9552	152.27	537,818	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2025 Heated Area: 2826 HX Base Yr



641 NW HARRIS LAKE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	403,364
TOTAL MARKET OB/XF VALUE	8,856
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	479,420
SOH/AGL Deduction	0
ASSESSED VALUE	479,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	479,420
TOTAL JUST VALUE	479,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049468	Roof Replacement	29,605	03/20/2024
17037	SFR	440	06/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/675	1/24/2024	TR	U	I	11	100
GRANTOR: TIMMONS CHARLES REVOC						
GRANTEE: NORRIS STASIA TIMMO						
1490/507	4/27/2023	WD	U	I	11	0
GRANTOR: TIMMONS CHARLES						
GRANTEE: TIMMONS CHARLES REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N14 L4 U4 W9 FSP= N8 W40 D6 R6 R2 U2 E5 R4 D4 S5 E19 N1 R4 U4 $ D4 L4 S1 W19 N5 U4 L4 W5 D2 L2 L6 U6 U4 L4 W6 L8 D8 S6 R1 D1 L6 D6 S8 W3 S6 E3 S12 FGR= S36 E27 N36 W27$ E39 FOP= S5 E12 N5 W3 N5 W6 S5 W3$ E3 N5 E6 S5 E14 S3 E16 N20 $.

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	0	0	0	2,904.00	UT	2.25	2.25	100	2000	2000	3	100	6,534	
2	0119	MASONRY WA	0	0	0	0	516.00	UT	4.50	4.50	100	2000	2000	3	100	2,322	

LAND DESCRIPTION

TOTAL OB/XF 8,856

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.92	35,000.00	67,200.00	67,200							

REVIEW DATE 04/08/2024 BY JS Total Acres: 0.57 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 06/23/2026 BY SYS