LOT 12 FAIRWAY VIEW UNIT 2-A.
448-75, 806-362, 841-778, CT 135

SLOWN ANDREW DAVID/SLOWN STEPHANIE J
142 NW HARRIS LOOP
LAKE CITY, FL 32055

2027

26-3S-16-02308-052

BUILDING CHARACTERISTICS

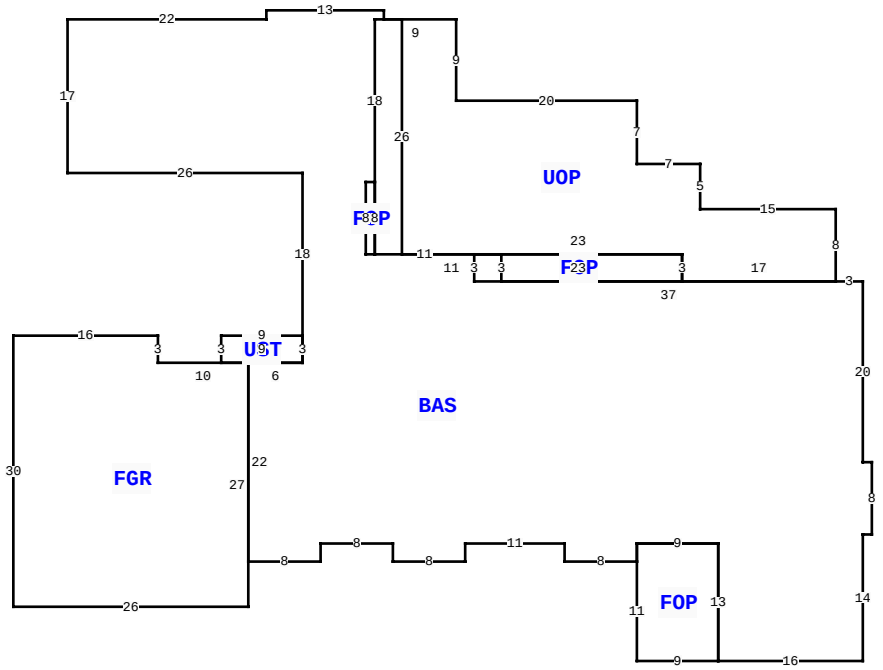
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,989	100		2,989	319,847
FGR	750	55		412	44,087
FOP	8	30		2	214
FOP	69	30		21	2,247
FOP	117	30		35	3,746
UOP	770	20		154	16,479
UST	27	45		12	1,284
TOTALS	4,730			3,625	387,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,625	121.5984	133.76	484,880	1982	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2021 Heated Area: 2989 HX Base Yr 2021



142 NW HARRIS LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		387,904
TOTAL MARKET OB/XF VALUE		7,866
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		462,970
SOH/AGL Deduction		116,531
ASSESSED VALUE		346,439
TOTAL EXEMPTION VALUE	HX HB 13	346,439
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		462,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1390	5/29/2020	WD	Q	I	01	360,000
GRANTOR: MURPHY B JR & ILENE G						
GRANTEE: ANDREW DAVID & STEP						
1357/2382	3/26/2018	WD	U	I	12	160,000
GRANTOR: TD BANK NA						
GRANTEE: MURPHY B JR & ILENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N1 W13 S1 W22 S17 E26S18 UST= W9 S3 E9 N3$ S3 W6 FGR= W10 N3 W16S30E26N27 $S22 E8N2 E8 S2 E8 N2 E11 S2 E8 FOP= S11 E9 N13 W9 S2$ N2 E9 S13 E16 N14 E1 N8 W1 N20 W3 UOP= N8 W15 N5 W7 N7 W20 N9 W9 S18 FOP= W1 S8 E1 N8$ S8 E11 FOP= S3 E23 N3 W23$ E23 S3 E17$W37 N3 W11N26$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,966	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 7,866

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	1.92	35,000.00	67,200.00	67,200							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.60 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/17/2026 BY SYS