LOT 15 FAIRWAY VIEW UNIT 2-A
ORB 445-160.

MCRAE TERRELL H/MCREA JEAN D
224 NW HARRIS LOOP
LAKE CITY, FL 32055

**2026**

**26-3S-16-02308-055**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

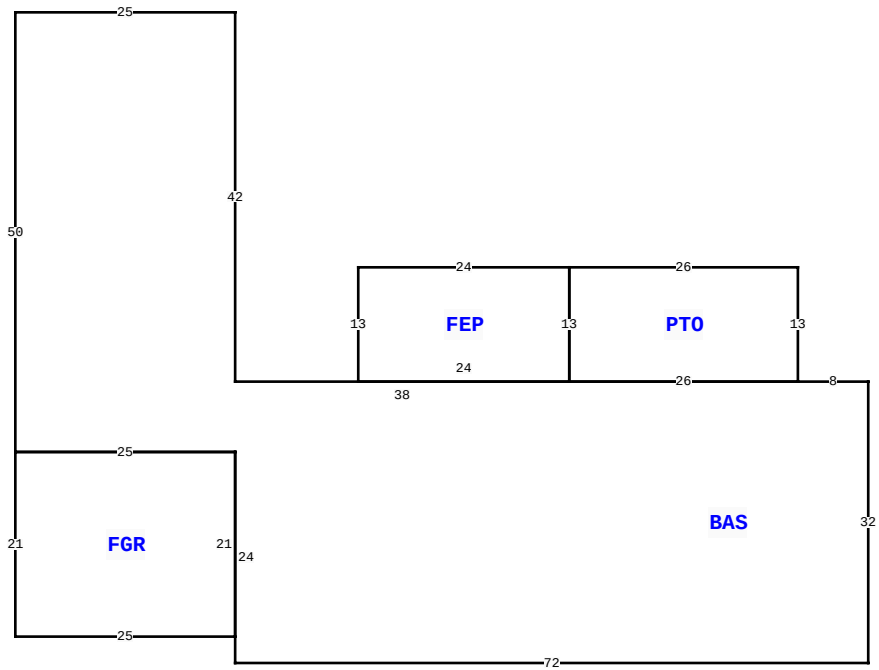
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 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 | 3,554 | 100 | | 3,554 | 308,237 |
| FEP | 312 | 80 | | 250 | 21,683 |
| FGR | 525 | 55 | | 289 | 25,065 |
| PTO | 338 | 5 | | 17 | 1,474 |
| TOTALS | 4,729 | | | 4,110 | 356,458 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,110 | 117.0400 | 133.43 | 548,397 | 1980 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 3554 HX Base Yr




224 NW HARRIS LOOP, LAKE CITY

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 356,458 |
| TOTAL MARKET OB/XF VALUE | | 32,174 |
| TOTAL LAND VALUE - MARKET | | 67,200 |
| TOTAL MARKET VALUE | | 455,832 |
| SOH/AGL Deduction | | 187,086 |
| ASSESSED VALUE | | 268,746 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 217,335 |
| TOTAL JUST VALUE | | 455,832 |
| NCON VALUE | | 5,700 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 443,854 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051307 | Generator | 0 | 10/29/2024 |
| 000050380 | Roof Replacement | 40,000 | 07/17/2024 |
| 000048858 | Remodel | 7,300 | 12/14/2023 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W8 PTO= N13 W26 S13 E26$ W26 FEP= N13 W24 S13 E24$ W38 N42W25 S50 FGR= S21 E25 N21 W25$ E25 S24 E72 N32$.

### 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 | 800 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,138 | |
| 4 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 5 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1992 | 1992 | 3 | 40 | 14,336 | |
| 6 | 0282 | POOL ENCL | 0 | 100 | 0 | 0 | 1,000.00 | UT | 15.00 | 15.00 | 100 | 1992 | 1992 | 3 | 40 | 6,000 | |
| 7 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 2025 | | 95 | 5,700 | |

### LAND DESCRIPTION

TOTAL OB/XF 32,174

| 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 03/09/2026 BY robin Total Acres: 0.57 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 05/08/2026 BY SYS