LOT 19 FAIRWAY VIEW UNIT 2-A.
456-580, 674-438, WD 1101-783, D

MOLAMAHMOUDI MOHAMMADFOAD/DEITZ LINDSAY J
298 NW HARRIS LP
LAKE CITY, FL 32055

2027

26-3S-16-02308-059

BUILDING CHARACTERISTICS

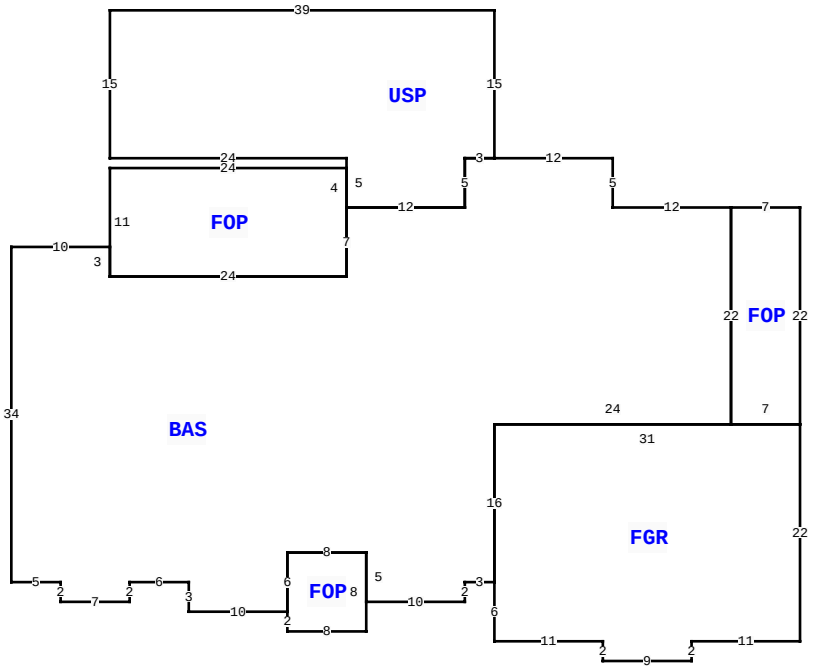
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,297	100		2,297	192,499
FGR	700	55		385	32,265
FOP	64	30		19	1,593
FOP	154	30		46	3,855
FOP	264	30		79	6,620
USP	645	35		226	18,940
TOTALS	4,124			3,052	255,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,052	117.2062	128.93	393,494	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2297 HX Base Yr 2022



298 NW HARRIS LOOP, 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		255,771
TOTAL MARKET OB/XF VALUE		9,143
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		306,914
SOH/AGL Deduction		0
ASSESSED VALUE		306,914
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,503
TOTAL JUST VALUE		306,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056368	Roof Replacement	24,665	08/19/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/1055	6/18/2021	WD	Q	I	01	345,000
GRANTOR: ESPENSHIP ZACHARY						
GRANTEE: MOLAMAHMOUDI MOHAMM						
1403/1928	1/17/2020	WD	Q	I	01	235,000
GRANTOR: JOYCE B TAYLOR						
GRANTEE: ZACHARY & NATALIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N5 W12USP= N15 W39 S15 E24 S5 E12 N5 E3$ W3 S5 W12 FOP= N4 W24 S11 E24 N7$ S7 W24 N3 W10 S34 E5 S2 E7 N2 E6 S3 E10 FOP= S2 E8 N8 W8 S6$ N6 E8 S5 E10 N2 E3 FGR= S6E11 S2 E9 N2 E11 N22 W31 S16$ N16 E24 FOP= E7 N22 W7 S22$ N22$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	3,308.00	UT	3.00	3.00	75	0	0	3	75	7,443	
3	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,143

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 11/17/2026 BY SYS