LOT 23 FAIRWAY VIEW UNIT 2-A

ORB 467-295, 798-1412, WD 1167

ODOM LINDA H/ODOM BENNIE LAMAR
117 SW FANTASY GLN
LAKE CITY, FL 32024

2027

26-3S-16-02308-063

BUILDING CHARACTERISTICS

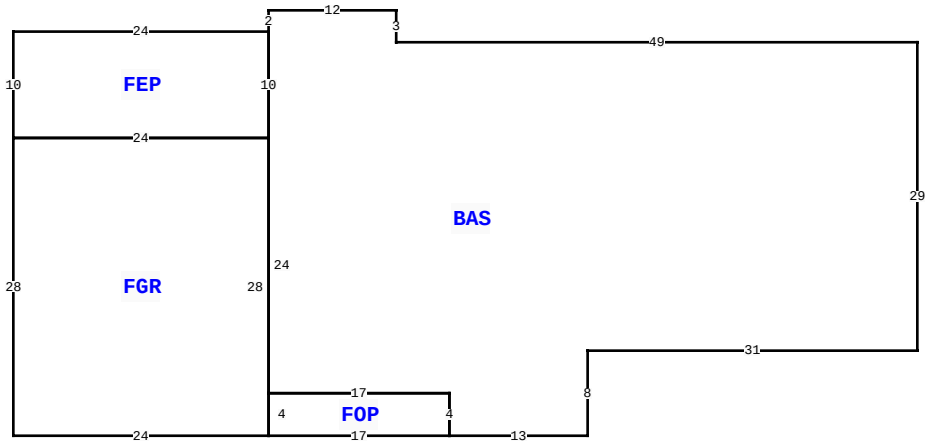
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,977	100		1,977	199,801
FEP	240	80		192	19,404
FGR	672	55		370	37,394
FOP	68	30		20	2,021
TOTALS	2,957			2,559	258,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,559	122.4960	134.75	344,825	1981	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2020 Heated Area: 1977 HX Base Yr 2020



379 NW HARRIS LOOP, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	100	1993	1993	3	100	360	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		258,619
TOTAL MARKET OB/XF VALUE		3,060
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		296,679
SOH/AGL Deduction		156,467
ASSESSED VALUE		140,212
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,801
TOTAL JUST VALUE		296,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043106	Roof Replacement	13,677	11/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/0171	9/17/2009	WD	U	I	31	180,000
GRANTOR: NANCY MALHOTRA						
GRANTEE: LINDA H & BENNIE LA						
1167/2275	2/20/2009	WD	Q	I	01	152,500
GRANTOR: BETTIE HICKS						
GRANTEE: NANCY MALHOTRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 N3 W12 S2 FEP= W24 S10 E24 N10$ S10 FGR= W24 S28E24 N28$ S24 FOP= S4 E17 N4 W17$ E17S4 E13 N8 E31 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,060

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS