LOT 24 FAIRWAY VIEW UNIT 2-A
471-271, DC 904-380, 905-382, WD

NAVEIRA AXEL E/NAVEIRA JULIE WARNER
349 NW HARRIS LOOP
LAKE CITY, FL 32055

2027

26-3S-16-02308-064

BUILDING CHARACTERISTICS

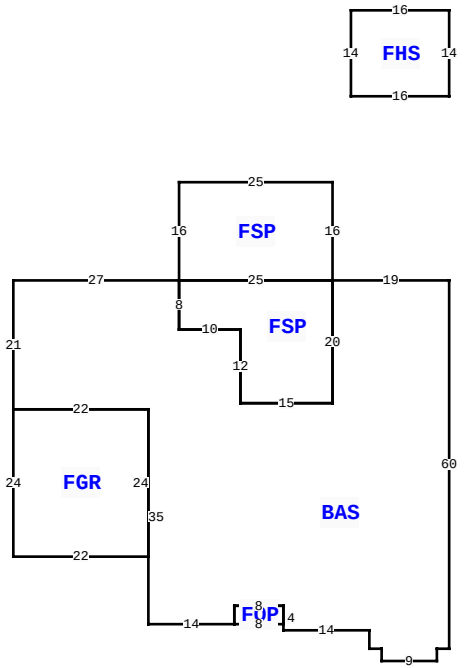
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,886	100		2,886	309,198
FGR	528	55		290	31,070
FHS	224	60		134	14,356
FOP	24	30		7	750
FSP	380	40		152	16,285
FSP	400	40		160	17,142
TOTALS	4,442			3,629	388,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,629	128.1588	140.97	511,580	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2020 Heated Area: 3110 HX Base Yr 2020



349 NW HARRIS LOOP, 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	388,801
TOTAL MARKET OB/XF VALUE	3,858
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	427,659
SOH/AGL Deduction	94,175
ASSESSED VALUE	333,484
TOTAL EXEMPTION VALUE	HX HB 13 333,484
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	427,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042371	Roof Replacement	22,168	07/20/2021
17409	SFR	455	09/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/0731	5/07/2019	WD	Q	I	01	285,000
GRANTOR: VINOD & NANCY MALHOTR						
GRANTEE: AXEL E & JULIE WARN						
1103/1388	11/28/2006	WD	Q	I		363,700
GRANTOR: LIEBHAUSER						
GRANTEE: VINOD & NANCY MALHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N16 W25 S16 E25$ FSP= W25 S8 E10 S12 E15 N20$ S20 W15 N12 W10 N8 W27 S21 FGR= S24 E22 N24 W22$ E22 S35 E14 FOP= E8 N3 W8 S3$ N3 E8 S4 E14 S3 E2 S2 E9 N2 E2 N60$ PTR= N30 FHS= N14 W16 S14 E16$ S30$.

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	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,772.00	UT	1.50	1.50	100	2001	2001	3	100	2,658	

LAND DESCRIPTION

TOTAL OB/XF 3,858

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: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS