LOTS 26 & 27 FAIRWAY VIEW
UNIT 2-A. ORB 465-48, 710-669, 935-971,

ROBERTS SHERILYN LEIGH
247 NW HARRIS LOOP
LAKE CITY, FL 32055

**2027**

**26-3S-16-02308-066**

## BUILDING CHARACTERISTICS

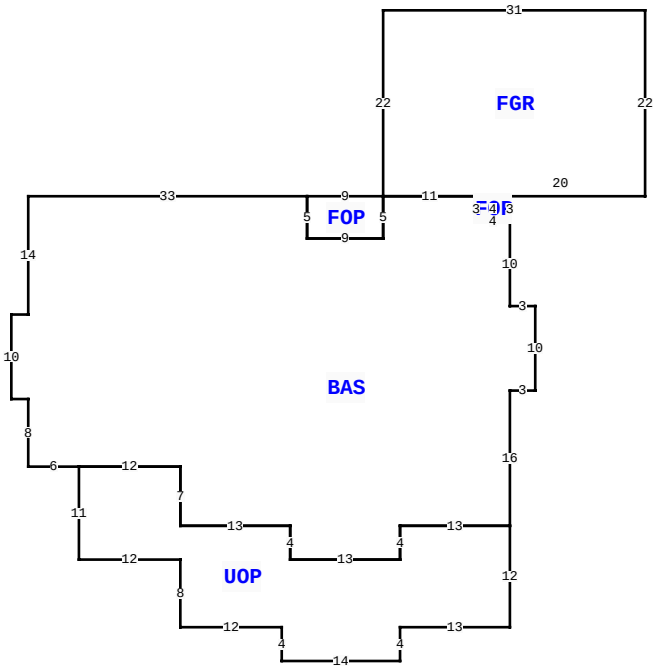
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,142 | 100 | | 2,142 | 210,869 |
| FGR | 682 | 55 | | 375 | 36,917 |
| FOP | 12 | 30 | | 4 | 394 |
| FOP | 45 | 30 | | 14 | 1,379 |
| UOP | 604 | 20 | | 121 | 11,912 |
| TOTALS | 3,485 | | | 2,656 | 261,470 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,656 | 119.3280 | 131.26 | 348,627 | 1982 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 2142 HX Base Yr 2002




247 NW HARRIS LOOP, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/03/2025 MLU |
| XF DATE | | LAND DATE | |
| 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 | | 261,470 |
| TOTAL MARKET OB/XF VALUE | | 4,803 |
| TOTAL LAND VALUE - MARKET | | 63,000 |
| TOTAL MARKET VALUE | | 329,273 |
| SOH/AGL Deduction | | 179,203 |
| ASSESSED VALUE | | 150,070 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 98,659 |
| TOTAL JUST VALUE | | 329,273 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 334,033 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26148 | MAINT/ALTR | 35 | 08/20/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0935/0971 | 9/06/2001 | WD | Q | I | | 120,000 |
| GRANTOR: H MATTOX WARD JR | | | | | | |
| GRANTEE: SHERILYN L ROBERTS | | | | | | |
| 0710/0669 | 2/01/1990 | WD | Q | I | | 150,000 |
| GRANTOR: RAUCH CARL | | | | | | |
| GRANTEE: H MATTOX WARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W33 S14 W2 S10 E2 S8 E6 UOP= S11 E12 S8 E12 S4 E14 N4 E13 N12 W13 S4 W13 N4 W13 N7 W12$ E12 S7 E13 S4 E13 N4 E13 N16 E3 N10 W3 N10 FOP= N3 W4 S3 E4$ W4 N3 FGR= E20 N22 W31 S22 E11$ W11 FOP= W9S5 E9 N5$ S5 W9 N5$.

## 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 | 2,500 | |
| 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 | 0258 | PATIO | 0 | 100 | 21 | 21 | 441.00 | UT | 2.50 | 2.50 | 100 | 1993 | 1993 | 3 | 100 | 1,103 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,803

| 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 | 2.00 | LT | | 1.00 | 1.00 | 0.90 | 35,000.00 | 31,500.00 | 63,000 | | | | | | | |

REVIEW DATE 05/25/2023 BY JB Total Acres: 1.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/16/2026 BY SYS