LOT 28 FAIRWAY VIEW UNIT 2-A.
482-434, 760-043, 907-385, DC 98

CHANEY DWIGHT
195 NW HARRIS LOOP
LAKE CITY, FL 32055

2027

26-3S-16-02308-068

BUILDING CHARACTERISTICS

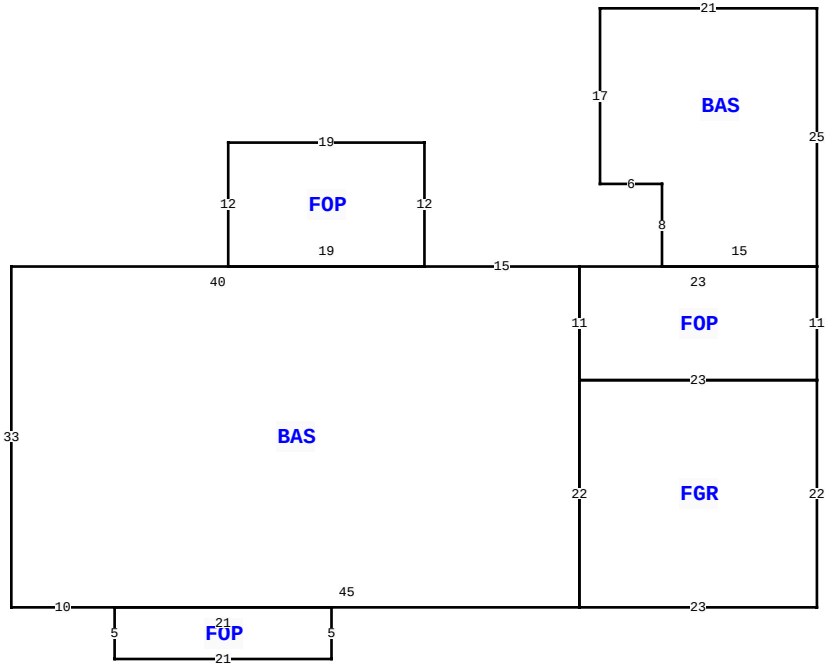
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	477	100		477	42,973
BAS	1,815	100		1,815	163,513
FGR	506	55		278	25,045
FOP	105	30		32	2,883
FOP	228	30		68	6,126
FOP	253	30		76	6,847
TOTALS	3,384			2,746	247,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,746	126.0000	138.60	380,596	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2292 HX Base Yr 2026



195 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		247,387
TOTAL MARKET OB/XF VALUE		6,767
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		289,154
SOH/AGL Deduction		0
ASSESSED VALUE		289,154
TOTAL EXEMPTION VALUE	HX HB 13	289,154
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		289,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,652

SALE:1:1: LOT 28 FAIRWAY VIEW UNIT 2-A

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1987	12/30/2025	WD	Q	I	01	365,000
GRANTOR: KAROLICK LINDA P						
GRANTEE: CHANEY DWIGHT						
1529/661	11/21/2024	WD	Q	I	01	345,000
GRANTOR: ALVARADO DELORES PETE						
GRANTEE: KAROLICK LINDA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N12 W19 S12 E19$ W40 S33 E10 FOP= S5 E21N5 W21$ E45 FGR= E23 N22 W23S22$ N22 FOP= E23 N11 BAS= N25 W21 S17 E6 S8 E15$ W23 S11$ N11$.

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	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	4.50	100	1993	1993	3	100	1,575	
3	0166	CONC,PAVMT	0	100	0	0	496.00	UT	2.00	2.00	100	1993	1993	3	100	992	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,767

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 01/14/2026 BY TP Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS