LOT 4 FAIRWAY VIEW UNIT 4.

745-2142, 766-1394, DC 1000-2397

NAIL PATRICIA HOLLOWAY
977 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

26-3S-16-02308-081

BUILDING CHARACTERISTICS

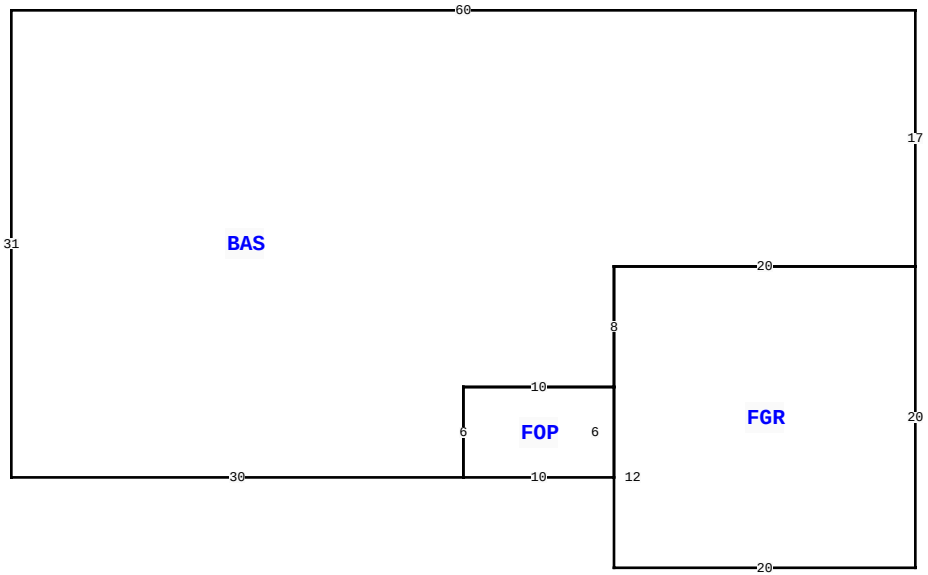
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,520	100		1,520	180,276
FGR	400	55		220	26,092
FOP	60	30		18	2,135
TOTALS	1,980			1,758	208,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	122.8700	135.16	237,611	1987	2015	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2024 Heated Area: 1520 HX Base Yr 2024



977 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1987	1987	3	40	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,504
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		260,004
SOH/AGL Deduction		0
ASSESSED VALUE		260,004
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,593
TOTAL JUST VALUE		260,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,783

SALE:2:1: LOT 4, FAIRWAY VIEW UNIT 4

SALE:1:1: LOT 4, FAIRWAY VIEW UNIT IV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/826	2/03/2023	WD	Q	I	01	295,000
GRANTOR: COUNTS KATRINA W TRUS						
GRANTEE: NAIL PATRICIA HOLLO						
1294/0324	4/22/2015	WD	U	I	11	100
GRANTOR: KATRINA W COUNTS						
GRANTEE: KATRINA W COUNTS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E30 FOP= E10 N6W10 S6$ N6 E10 FGR= S12 E20 N20 W20 S8$ N8 E20 N17 $.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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: 0.46 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/16/2026 BY SYS