

LOT 43 FAIRWAY VIEW S/D UNIT 1
470-273, 750-1381, 860-1118,
921-2041, WD 1224-2644, FJ

FRANCIS RICHARD A
266 NW HARRIS LAKE DR
LAKE CITY, FL 32055

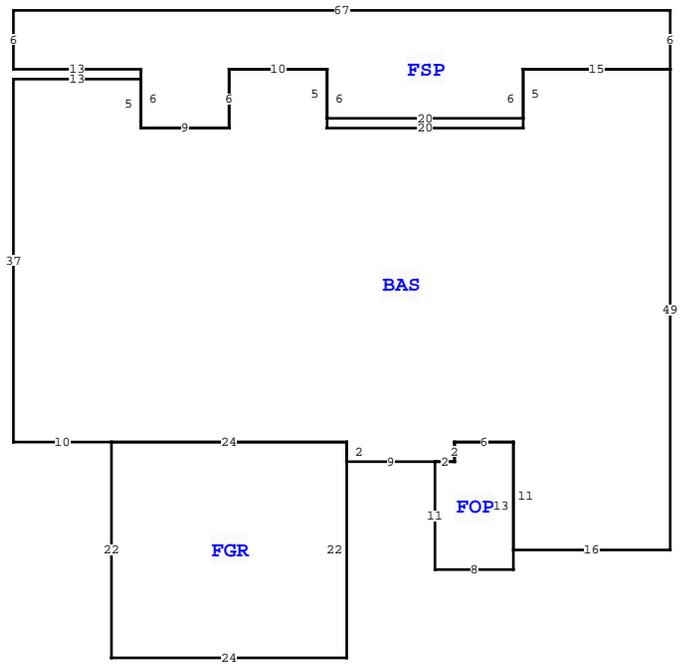
2026

26-3S-16-02309-043



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame		N/A	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	02	02	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
BAS	2,577	100	
FGR	528	55	
FOP	100	30	
FSP	576	40	
TOTALS	3,781		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2012								
				Heated Area: 2577			HX Base Yr 2012				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		266,852	
TOTAL MARKET OB/XF VALUE		5,654	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		314,506	
SOH/AGL Deduction		104,779	
ASSESSED VALUE		209,727	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		158,316	
TOTAL JUST VALUE		314,506	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,814	

SALE:2:1: LOT 43 FAIRWAY VIEW UNIT 1
SALE:1:1: LOT 43 FAIRWAY VIEW S/D UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045313	Roof Replacement	15,000	08/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/1966	9/10/2019	WD	U	I	30	100

GRANTOR: RICHARD A & AMELIA S
GRANTEE: RICHARD A FRANCIS
1224/2644 11/15/2011 WD Q I 01 175,000
GRANTOR: DANNY L & BEVERLY GAI
GRANTEE: RICHARD A & AMELIA

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP= N6W67 S6 E13 S6 E9 N6 E10S6 E20 N6 E15\$ BAS= W15 S5W20 N5 W10 S6 W9 N5 W13 S37 E10 FGR= S22 E24 N22 W24\$ E24S2E9 FOP= S11 E8 N13 W6 S2 W2\$E2 N2 E6 S11 E16 N49\$.	

EXTRA FEATURES																	
L N	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	99	15	1,485.00	UT	1.40	1.40	100	0	0	3	100	2,079	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE	4	0	100	0	350.00	UT	4.50	4.50	100	1993	1993	3	100	1,575	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							