

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	32 HARDIE BRD 30
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	2. 2. 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/

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% - 2020			589,165	1973	2000	0	0	25.00	75.00
Heated Area: 2847						HX Base Yr 2020					

293 NW HARRIS LAKE DR, LAKE CITY

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
3	0258	PATIO	0	100	27	23	1.00	UT	0.00	0.00	100	0	0	3	100	869	
4	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100		1,769	213,514
FGR	884	55		486	58,659
FOP	135	30		40	4,828
FOP	176	30		53	6,397
FOP	284	30		85	10,259
FST	272	55		150	18,105
FUS	1,078	100		1,078	130,112
TOTALS	4,598			3,661	441,874

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			441,874
TOTAL MARKET OB/XF VALUE			12,719
TOTAL LAND VALUE - MARKET			67,200
TOTAL MARKET VALUE			521,793
SOH/AGL Deduction			161,376
ASSESSED VALUE			360,417
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			309,006
TOTAL JUST VALUE			521,793
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			514,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051199	Generator	0	10/22/2024
000043311	Roof Replacement	23,000	12/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1828	6/21/2022	QC	U	I	11	100

GRANTOR: CLARK LOWELL F  
GRANTEE: CLARK KATHERINE  
1353/2242 2/16/2018 WD Q I 01 355,000  
GRANTOR: BRADLEY C & AMY L BYR  
GRANTEE: KATHERINE CLARK & L

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W49 S26 E13 FOP= S5 E27N5 W27\$ E45 S5 E15 N5 W4 N21 FOP= N7 E16 N4 FGR= E20 N34 PTR=N10 FST= N34 W8 S34 E8\$ S10\$ W26 S34 E6\$ W36 S11 E20\$ W20 N5\$ PTR=N30 FUS= N22 W3 FOP= N4 W44 S4 E44\$ W46 S22 E49\$ S30\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.92	35,000.00	67,200.00	67,200							