LOT 60 FAIRWAY VIEW S/D UNIT 1.
723-837, 774-2093, WD 1154-10, W

CLARK KATHERINE
284 SW BAYA DR, C/O TRAVIS KOON
LAKE CITY, FL 32025

2027

26-3S-16-02309-060

BUILDING CHARACTERISTICS

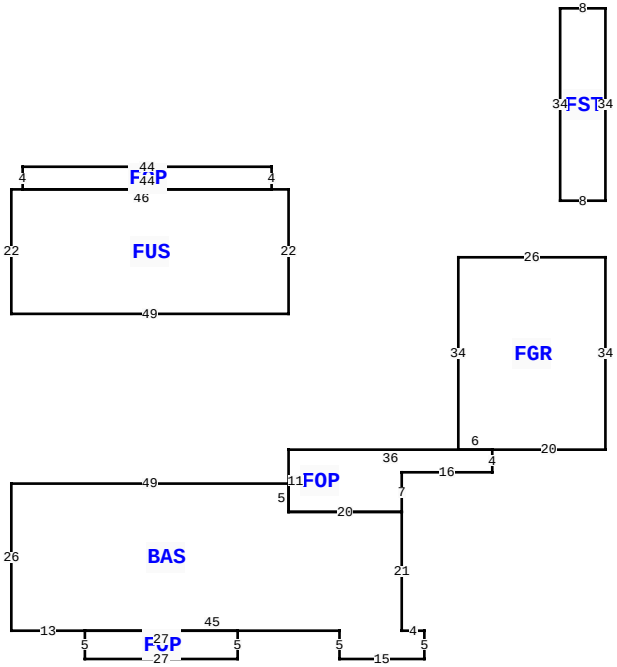
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100		1,769	206,018
FGR	884	55		486	56,600
FOP	135	30		40	4,658
FOP	176	30		53	6,173
FOP	284	30		85	9,899
FST	272	55		150	17,469
FUS	1,078	100		1,078	125,544
TOTALS	4,598			3,661	426,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,661	141.1641	155.28	568,480	1973	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2020 Heated Area: 2847 HX Base Yr 2020



293 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		426,360
TOTAL MARKET OB/XF VALUE		12,719
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		506,279
SOH/AGL Deduction		135,049
ASSESSED VALUE		371,230
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		319,819
TOTAL JUST VALUE		506,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,022

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						

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

TOTAL OB/XF 12,719

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	1.92	35,000.00	67,200.00	67,200							

REVIEW DATE 03/06/2026 BY robin Total Acres: 0.78 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/17/2026 BY SYS