LOT 61 FAIRWAY VIEW S/D UNIT 1.
825-2553, PR 1206-312, DC 1207-0

TRESPALACIOS CHAD/TRESPALACIOS KATIE
321 NW HARRIS LAKE DR
LAKE CITY, FL 32055

**2027**

**26-3S-16-02309-061**

## BUILDING CHARACTERISTICS

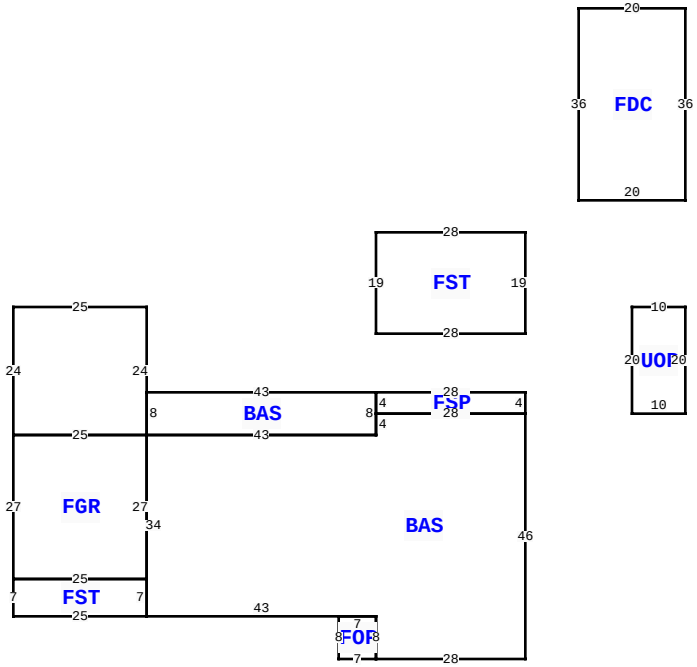
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 344 | 100 | | 344 | 27,505 |
| BAS | 3,350 | 100 | | 3,350 | 267,855 |
| FDC | 720 | 35 | | 252 | 20,149 |
| FGR | 675 | 55 | | 371 | 29,664 |
| FOP | 56 | 30 | | 17 | 1,359 |
| FSP | 112 | 40 | | 45 | 3,598 |
| FST | 175 | 55 | | 96 | 7,676 |
| FST | 532 | 55 | | 293 | 23,427 |
| UOP | 200 | 20 | | 40 | 3,198 |
| TOTALS | 6,164 | | | 4,808 | 384,431 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,808 | 111.8313 | 123.01 | 591,432 | 1972 | 1972 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 3694 HX Base Yr




321 NW HARRIS LAKE DR, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 384,431 |
| TOTAL MARKET OB/XF VALUE | 7,050 |
| TOTAL LAND VALUE - MARKET | 67,200 |
| TOTAL MARKET VALUE | 458,681 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 458,681 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 458,681 |
| TOTAL JUST VALUE | 458,681 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 465,681 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30340 | MAINT/ALTR | 35 | 08/02/2012 |
| 29218 | MAINT/ALTR | 85 | 02/25/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1558/1608 | 1/15/2026 | WD | Q | I | 01 | 525,000 |
| GRANTOR: KISHTON CHARLES SCOTT | | | | | | |
| GRANTEE: TRESPALACIOS CHAD | | | | | | |
| 1553/1007 | 10/31/2025 | WD | U | I | 38 | 535,600 |
| GRANTOR: DEESE MICHAEL SIDNEY | | | | | | |
| GRANTEE: KISHTON CHARLES SCO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S4 W43 N24 W25 S24 E25 S34 E43 S8 E28 N46 $
PTR=[ORIG=0,0] N40 E30 S40 W30 $
FDC=[ORIG=30,-40] N36 W20 S36 E20 $
FGR=[ORIG=-71,4] W25 S27 E25 N27 $
FST=[ORIG=0,-15] N19 W28 S19 E28 $
BAS=[ORIG=-71,4] E43 N8 W43 S8 $
UOP=[ORIG=20,0] E10 N20 W10 S20 $
FST=[ORIG=-71,38] W25 N7 E25 S7 $
FSP=[ORIG=0,0] N4 W28 S4 E28 $
FOP=[ORIG=-28,38] S8 W7 N8 E7 $
PTR=[ORIG=0,0] N15 S15 $

## 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 550 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,400 | |
| 3 | 0104 | GENERATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2024 | 2023 | | 85 | 5,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,050

| 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 | 0 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.92 | 35,000.00 | 67,200.00 | 67,200 | | | | | | | |

REVIEW DATE 01/22/2026 BY TP Total Acres: 0.63 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/17/2026 BY SYS