LOT 4 BLOCK B TALL PINE ACRES S/
787-372, 788-999, 844-1148, 844-

HARRIS EDWARD S/HARRIS YVONNE M
207 NW OPEN CT
LAKE CITY, FL 32055

2027

27-3S-16-02318-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

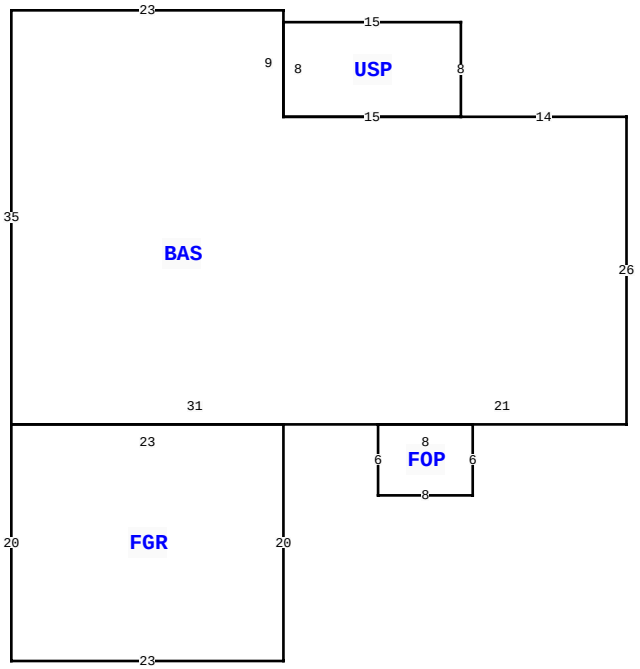
NEIGHBORHOOD/LOC 27316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,559	100		1,559	125,984
FGR	460	55		253	20,445
FOP	48	30		14	1,131
USP	120	35		42	3,394
TOTALS	2,187			1,868	150,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	110.1920	121.21	226,420	1994	1994	0	0	0	33.33	66.67

1 SINGLE FAM 100% - 2003 Heated Area: 1559 HX Base Yr 2003



207 NW OPEN CT, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	903	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,954
TOTAL MARKET OB/XF VALUE		4,103
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		173,557
SOH/AGL Deduction		49,574
ASSESSED VALUE		123,983
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		22,572
TOTAL JUST VALUE		173,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,310

SALE:3:1: LOT 4 BLK B TALL PINES ACRES

SALE:2:1: $.70 STAMPS

SALE:1:1: LOT 4 BLK B TALL PINE ACRES S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6868	SFR	42,000	02/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/2432	1/07/2003	WD	U	I		100
GRANTOR: BRANDY ALEXANDER						
GRANTEE: EDWARD S & YVONNE H						
0968/1363	11/26/2002	WD	Q	I		98,000
GRANTOR: BRANDY ALEXANDER						
GRANTEE: EDWARD S & YVONNE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 USP= N8 W15 S8 E15$W15 N9 W23 S35 FGR= S20 E23 N20 W23$ E31 FOP= S6 E8 N6 W8$ E21 N26$.

LAND DESCRIPTION

TOTAL OB/XF 4,103

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	0100	C	SFR	100		RSF/MH	146.00	303.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/28/2023 BY KS Total Acres: 1.02 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS