BEG AT SW COR OF NW1/4 OF NW 1/4
RUN N 325.05 FT, E 674.47 FT, S
WEST 676.65 FT TO POB.

HARRINGTON EARNEST C/HARRINGTON CAROL J
331 SW EVA TERR
LAKE CITY, FL 32024

2026

28-4S-16-03234-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

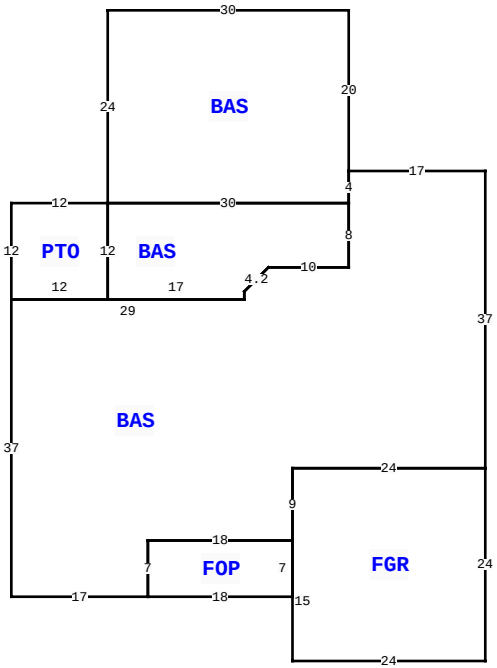
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	313	100		313	35,484
BAS	720	100		720	81,625
BAS	1,993	100		1,993	225,941
FGR	576	55		317	35,937
FOP	126	30		38	4,308
PTO	144	5		7	794
TOTALS	3,872			3,388	384,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,388	122.7700	139.96	474,184	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2017 Heated Area: 3026 HX Base Yr 2017



331 SW EVA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		384,089
TOTAL MARKET OB/XF VALUE		19,420
TOTAL LAND VALUE - MARKET		60,360
TOTAL MARKET VALUE		463,869
SOH/AGL Deduction		152,363
ASSESSED VALUE		311,506
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,095
TOTAL JUST VALUE		463,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052729	Roof Replacement	17,925	03/27/2025
33581	ADDN SFR	168	11/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/0175	7/22/2015	WD	Q	I	01	255,000
GRANTOR: MATTHEW GILSON & LACI						
GRANTEE: EARNEST C & CAROL J						
1229/1918	2/07/2012	WD	Q	I	01	259,000
GRANTOR: JOHN & FARRAH GOSFORD						
GRANTEE: MATTHEW GILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N20 W30 S24 E30 N4$ S4 BAS= W30 PTO= W12 S12 E12 N12$ S12 E17 N1 R3 U3 E10 N8$ S8 W10 D3 L3 S1 W29 S37 E17 FOP= E18 N7 W18 S7$ N7 E18 FGR= S15 E24 N24 W24 S9$ N9 E24 N37$.

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	540.00	UT	3.00	3.00	100	2006	2006	3	100	1,620	
2	0031	BARN,MT AE	0	100	40	50	2,000.00	UT	8.00	8.00	100	2010	2010	3	100	16,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 19,420

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			0.00	0.00	5.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,360							

REVIEW DATE 06/02/2025 BY chuck Total Acres: 5.03 Total Land Value: 60,360 Market: 0 Agricultural: 0 Common: 60,360 PRINTED 05/08/2026 BY SYS