

COMM SW COR OF NW1/4 OF SE1/4, R
262.87 FT, E 376.31 FT FOR POB,
FT, S 289.63 FT, W 456.36 FT, N

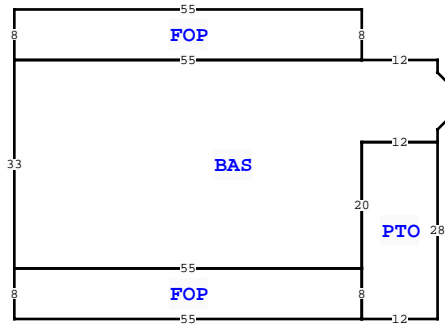
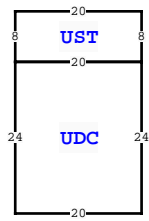
HARRIS ANGUS WADE JR
897 SW BUNN DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-013


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,985	100	
FOP	440	30	
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PTO	336	5	
UDC	480	25	
UST	160	45	
TOTALS	3,841		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,458	119.1168	133.41	327,922	1997	1997	0	0	28.00	72.00
1 SINGLE FAM 100% - 2019 Heated Area: 1985 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		236,104	
TOTAL MARKET OB/XF VALUE		33,290	
TOTAL LAND VALUE - MARKET		36,600	
TOTAL MARKET VALUE		305,994	
SOH/AGL Deduction		128,096	
ASSESSED VALUE		177,898	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		126,487	
TOTAL JUST VALUE		305,994	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,879	
XFOB:1:1: SPEC MH			
SALE:1:1: 3.05 ACRES (MARKET VALUE \$10,980)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11465	SFR	305	08/01/1996
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1358/1221	4/23/2018	PR U	I 11
GRANTOR: ANGUS WADE HARRIS JR		SALE PRICE	
GRANTEE: ANGUS WADE HARRIS J		100	
0976/1355	2/23/2003	WD Q	I
GRANTOR: DON DAVID WEIFFENBACH		140,000	
GRANTEE: ANN SUE HILL			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W12 FOP= N8 W55 S8 E55\$W55 S33 FOP= S8 E55 N8 W55\$ E55			
PTO= S8 E12 N28 W12 S20\$ N20 E12 N2 R2 U2 N5 U2 L2 N2\$			
PTR= N30 UDC= N24 UST= N8 W20 S8 E20\$ W20 S24 E20\$ S30\$.			

EXTRA FEATURES														
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
1	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	1997	1997	3	100
2	0020	BARN, FR	0	100	20	48	UT	10.00	10.00	100	2012	2012	3	100
3	0251	LEAN TO W/	0	100	15	40	UT	3.50	3.50	100	2012	2012	3	100
4	0280	POOL R/CON	0	100	12	28	UT	70.00	70.00	100	2012	2012	3	71
5	0120	CLFENCE	4	0	100	0	UT	0.00	0.00	100	2012	2012	3	100
6	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2017	2017	3	100
7	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100
TOTALS														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		A-1	458.00	290.00	3.05	AC		1.00	1.00	1.00
TOTAL OB/XF 33,290														