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

2027

31-4S-17-08915-013

BUILDING CHARACTERISTICS

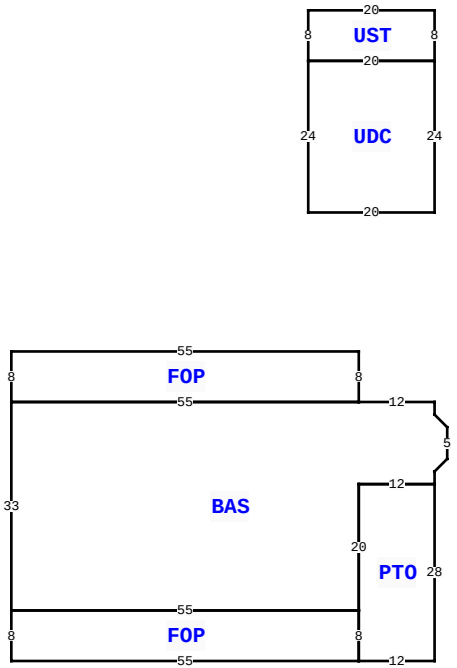
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100		1,985	187,268
FOP	440	30		132	12,453
FOP	440	30		132	12,453
PTO	336	5		17	1,604
UDC	480	25		120	11,321
UST	160	45		72	6,792
TOTALS	3,841			2,458	231,892

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	131.03	322,072	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2019 Heated Area: 1985 HX Base Yr 2019



897 SW BUNN DR, LAKE CITY

BLD DATE		LGL DATE	04/21/2026 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	1,294.00	UT	1.50	1.50	100	1997	1997	3	100	1,941	
2	0020	BARN,FR	0	100	20	48	960.00	UT	10.00	10.00	100	2012	2012	3	100	9,600	
3	0251	LEAN TO W/	0	100	15	40	600.00	UT	3.50	3.50	100	2012	2012	3	100	2,100	
4	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2012	2012	3	71	16,699	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	750	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,892
TOTAL MARKET OB/XF VALUE		33,290
TOTAL LAND VALUE - MARKET		36,600
TOTAL MARKET VALUE		301,782
SOH/AGL Deduction		118,547
ASSESSED VALUE		183,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,824
TOTAL JUST VALUE		301,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,994

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 / U	V / I	RSN CD	SALE PRICE
1358/1221	4/23/2018	PR	U	I	11	100
GRANTOR: ANGUS WADE HARRIS JR						
GRANTEE: ANGUS WADE HARRIS J						
0976/1355	2/23/2003	WD	Q	I		140,000
GRANTOR: DON DAVID WEIFFENBACH						
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$.

LAND DESCRIPTION

TOTAL OB/XF 33,290

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		A-1	458.00	290.00	3.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,600							

REVIEW DATE 06/30/2017 BY BC Total Acres: 3.05 Total Land Value: 36,600 Market: 0 Agricultural: 0 Common: 36,600 PRINTED 11/17/2026 BY SYS