

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

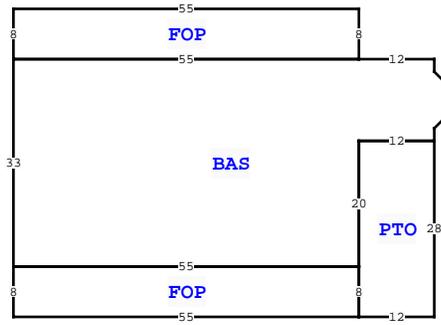
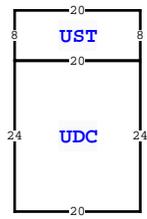
2026

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	
FOP	440	30	
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	135.79	333,772	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			240,316
TOTAL MARKET OB/XF VALUE			33,290
TOTAL LAND VALUE - MARKET			36,600
TOTAL MARKET VALUE			310,206
SOH/AGL Deduction			132,308
ASSESSED VALUE			177,898
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			126,487
TOTAL JUST VALUE			310,206
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,879

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	1997
2	0020	BARN, FR	0	100	20	48	UT	10.00	10.00	100	2012
3	0251	LEAN TO W/	0	100	15	40	UT	3.50	3.50	100	2012
4	0280	POOL R/CON	0	100	12	28	UT	70.00	70.00	100	2012
5	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2012
6	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2017
7	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017

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

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2026 MLU											

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	458.00	290.00	3.05	AC	