LOT 44 FAIRWAY VIEW S/D UNIT I.
450-626, 799-2177, LE 1520-2368

PATEL VINOD M/PATEL INDIRA V
238 NW HARRIS LAKE DRIVE
LAKE CITY, FL 32055

2027

35-3S-16-02309-044

BUILDING CHARACTERISTICS

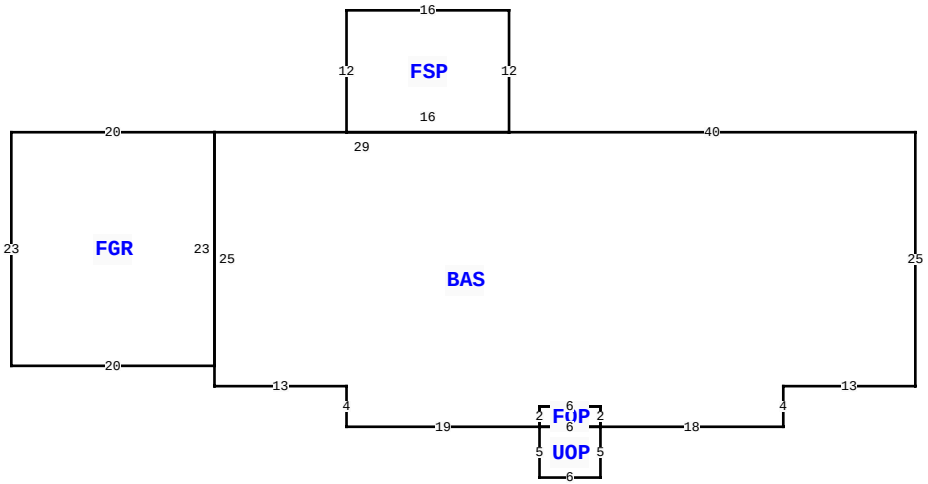
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100		1,885	163,938
FGR	460	55		253	22,003
FOP	12	30		4	348
FSP	192	40		77	6,697
UOP	30	20		6	522
TOTALS	2,579			2,225	193,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,225	121.6380	133.80	297,705	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1885 HX Base Yr 1996



238 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,508
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		238,708
SOH/AGL Deduction		100,699
ASSESSED VALUE		138,009
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		81,598
TOTAL JUST VALUE		238,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2368	8/08/2024	LE	U	I	14	100
GRANTOR: PATEL INDIRA VINOD (E						
GRANTEE: SHAH RINA VINOD (RM						
0799/2177	12/29/1994	WD	Q	I		88,000
GRANTOR: EVA JANE NORRIS						
GRANTEE: VINOD M & INDIRA V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N12 W16 S12 E16$ W29 FGR= W20 S23 E20 N23$ S25 E13 S4 E19 UOP= S5 E6 N5 W6$ FOP= E6 N2 W6 S2$ N2 E6 S2 E18 N4 E13 N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.47 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/16/2026 BY SYS