

LOT 45 FAIRWAY VIEW S/D UNIT I.
451-481, 741-2046, 742-665, LE 1

LIM CONSUELO SEACHON
208 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2026

35-3S-16-02309-045
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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
BAS	2,532	100	
FGR	447	55	
FOP	49	30	
FSP	351	40	
TOTALS	3,379		
		2,933	274,551

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0			415,987	1991	1991	0	0	34.00	66.00

Heated Area: 2532 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		274,551
TOTAL MARKET OB/XF VALUE		3,634
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		320,185
SOH/AGL Deduction		110,251
ASSESSED VALUE		209,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,523
TOTAL JUST VALUE		320,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25387	MAINT/ALTR	55	01/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/938	2/24/2021	LE U	I	14		100
GRANTOR: LIM OCTAVIO NAVARRO						
GRANTEE: LIM OCTAVIO NAVARRO						
0741/2046	2/13/1991	WD Q	V			2,300
GRANTOR: DELIWALA						
GRANTEE: OCTAVIO						

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	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	90	1,350.00	UT	1.40	1.40	100	0	0	3	100	1,890	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC, PAVMT	0	100	0	272.00	UT	2.00	2.00	100	1993	1993	3	100	544	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
208 NW HARRIS LAKE DR, LAKE CITY	

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	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							

BUILDING DIMENSIONS											
BAS= W25 FSP= W25 S13 E4 S2 E10 N2 E8 S2 E3 N15\$ S15 W3 N2W8 S2 W10 N2 W4 N13 W25 S49 E17 N4 E12 FOP= S4 E7 N7 W7 S3\$ N3 E7 S7 E13 N4 FGR= E20 N24 W9 S3 W11 S21\$ N21 E11 N3 E15 N21\$.											