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

2027

35-3S-16-02309-045

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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

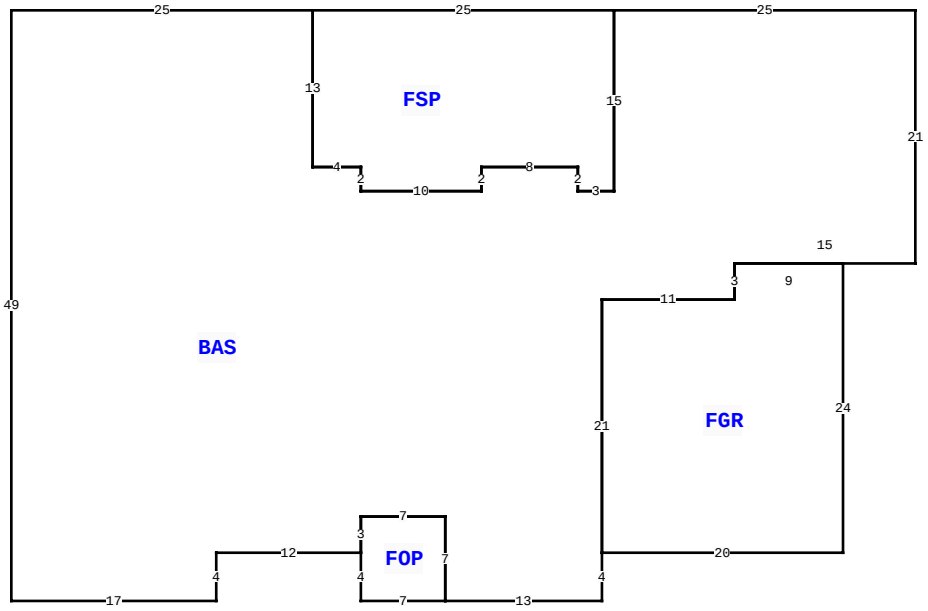
NEIGHBORHOOD/LOC 26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,532	100		2,532	236,547
FGR	447	55		246	22,982
FOP	49	30		15	1,401
FSP	351	40		140	13,079
TOTALS	3,379			2,933	274,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,933	128.6802	141.55	415,166	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 2532 HX Base Yr



208 NW HARRIS LAKE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	274,010
TOTAL MARKET OB/XF VALUE	3,634
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	319,644
SOH/AGL Deduction	103,412
ASSESSED VALUE	216,232
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	164,821
TOTAL JUST VALUE	319,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055654	Roof Replacement	29,000	05/12/2026
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						

BUILDING NOTES

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$.

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	90	15	1,350.00	UT	1.40	1.40	100	0	0	3	100	1,890	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	272.00	UT	2.00	2.00	100	1993	1993	3	100	544	

LAND DESCRIPTION

TOTAL OB/XF 3,634

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: 0.45 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/16/2026 BY SYS