LOT 46 FAIRWAY VIEW S/D UNIT I.

363-126, 793-1369, 927-1498, WD

CHAPMAN ROBERT E IV/CHAPMAN ANDREA E
174 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

35-3S-16-02309-046

BUILDING CHARACTERISTICS

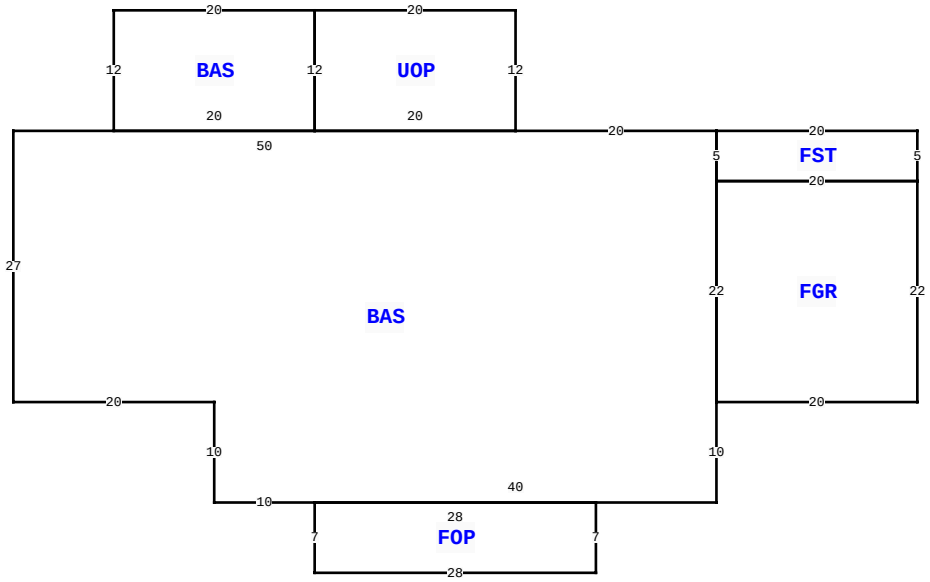
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	240	100		240	20,690
BAS	2,390	100		2,390	206,041
FGR	440	55		242	20,862
FOP	196	30		59	5,086
FST	100	55		55	4,742
UOP	240	20		48	4,138
TOTALS	3,606			3,034	261,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,034	120.5710	132.63	402,399	1974	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2630 HX Base Yr 2024



174 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	261,559
TOTAL MARKET OB/XF VALUE	25,481
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	329,040
SOH/AGL Deduction	0
ASSESSED VALUE	329,040
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	277,629
TOTAL JUST VALUE	329,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,793

SALE:1:1: LOT 46 FAIRWAY VIEW UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053714	Swimming Pool and	71,000	07/30/2025
000042120	Roof Replacement	19,713	06/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1396	12/28/2023	WD	U	I	11	100
GRANTOR: CHAPMAN ROBERT E IV						
GRANTEE: CHAPMAN ROBERT E IV						
1435/2490	4/21/2021	WD	U	I	30	165,000
GRANTOR: CHAPMAN ROBERT E &						
GRANTEE: CHAPMAN ROBERT E IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N12 W20 BAS= W20 S12 E20 N12$ S12 E20$ W50 S27 E20 S10 E10 FOP= S7 E28 N7 W28$ E40 N10 FGR= E20 N22 W20 S22$N22 FST= E20 N5 W20 S5$ N5$.

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	207	
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	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	4.50	75	1993	1993	3	75	1,181	
4	0260	PAVEMENT-A	0	100	0	0	2,294.00	UT	1.10	1.10	75	1993	1993	3	75	1,893	
5	0281	POOL R/FIB	0	100	12	25	300.00	UT	65.00	65.00	100	2026	2025		98	19,110	
6	0169	FENCE/WOOD	0	100	0	0	140.00	UT	13.50	13.50	100	2026	2025		100	1,890	

LAND DESCRIPTION

TOTAL OB/XF 25,481

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 03/09/2026 BY robin Total Acres: 0.48 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/16/2026 BY SYS