LOT 47 FAIRWAY VIEW S/D UNIT I
ORB 426-222, 952-1724,
(DC 1056-1898), WD 1071-794,

BOATWRIGHT MICHELLE LOUISE
146 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2026

35-3S-16-02309-047

BUILDING CHARACTERISTICS

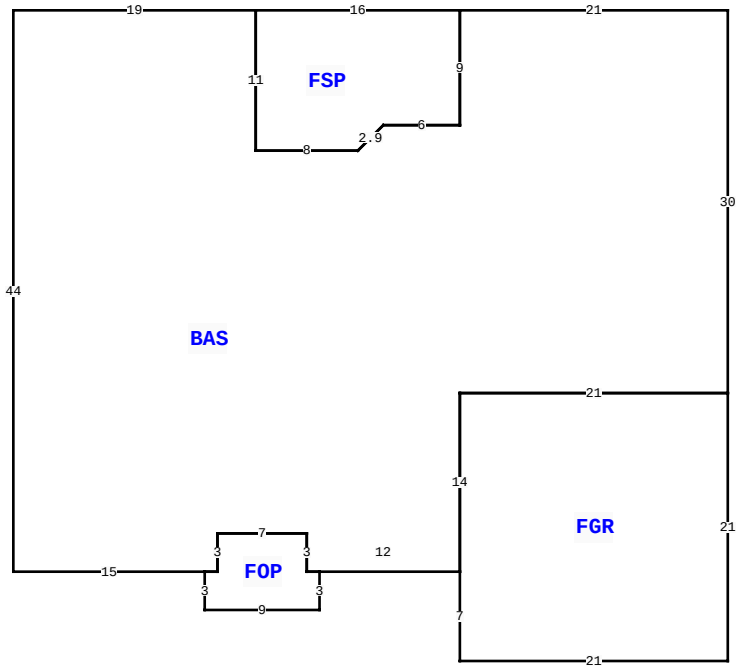
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,987	100		1,987	223,746
FGR	441	55		243	27,363
FOP	48	30		14	1,576
FSP	162	40		65	7,320
TOTALS	2,638			2,309	260,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,309	130.5700	146.24	337,668	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2007 Heated Area: 1987 HX Base Yr 2007



146 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	1,824.00	UT	2.00	2.00	100	2002	2002	3	100	3,648	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	180.00	UT	6.50	6.50	100	2009	2009	3	100	1,170	
5	0280	POOL R/CON	0	100	15	36	540.00	UT	70.00	70.00	100	2009	2009	3	61	23,058	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
7	0282	POOL ENCL	0	100	30	50	1,500.00	UT	15.00	15.00	100	2009	2009	3	40	9,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,004
TOTAL MARKET OB/XF VALUE		38,676
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		340,680
SOH/AGL Deduction		111,592
ASSESSED VALUE		229,088
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,677
TOTAL JUST VALUE		340,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044601	Roof Replacement	15,560	06/03/2022
27792	POOL ENCL	95	05/06/2009
27529	POOL	215	12/18/2008
19650	SFR	340	06/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1071/0794	12/30/2005	WD	Q	I		252,000
GRANTOR: DON A GOODALL						
GRANTEE: BOATWRIGHT						
0952/1724	5/01/2002	WD	Q	V		35,000
GRANTOR: JAMES M ROSS						
GRANTEE: DON A & GRACE M GOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= W16 S11 E8 R2 U2 E6 N9$ S9 W6 D2 L2 W8 N11 W19 S44 E15 FOP= S3 E9 N3 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E12 FGR= S7 E21 N21 W21 S14$ N14 E21 N30$.

LAND DESCRIPTION

TOTAL OB/XF 38,676

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: 0.56 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 06/19/2026 BY SYS