LOT 48 FAIRWAY VIEW S/D UNIT I

301-287, 809-107, 825-1144,

MIRACLE JANELL B
116 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

35-3S-16-02309-048

BUILDING CHARACTERISTICS

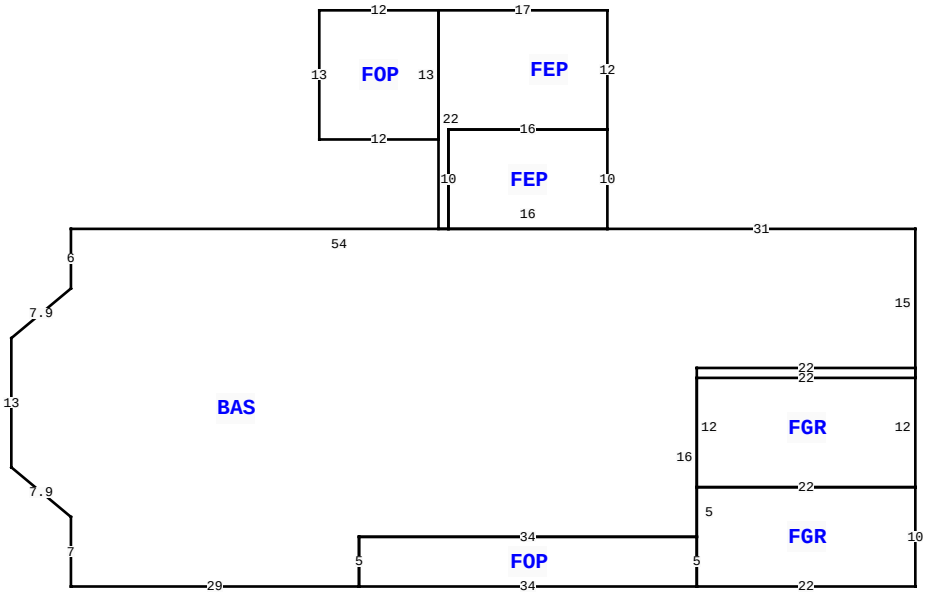
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,536	100		2,536	220,177
FEP	160	80		128	11,113
FEP	214	80		171	14,846
FGR	220	55		121	10,505
FGR	264	55		145	12,589
FOP	156	30		47	4,081
FOP	170	30		51	4,428
TOTALS	3,720			3,199	277,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,199	121.4290	133.57	427,290	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 2536 HX Base Yr 2004



116 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	1998	1998	3	100	500	
3	0166	CONC,PAVMT	0	100	0	0	3,492.00	UT	1.50	1.50	100	1998	1998	3	100	5,238	
4	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		277,738
TOTAL MARKET OB/XF VALUE		8,288
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		328,026
SOH/AGL Deduction		148,986
ASSESSED VALUE		179,040
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,629
TOTAL JUST VALUE		328,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047819	Roof Replacement	25,450	08/03/2023
28493	MAINT/ALTR	50	04/16/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1504	11/20/2017	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JANELL B MIRACLE						
0989/0673	7/18/2003	WD	Q	I		160,000
GRANTOR: NEALE & LINDA BEIGHTO						
GRANTEE: RONALD S & JANELL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FEP= N10 FEP= N12 W17 FOP= W12 S13 E12 N13$ S22 E1 N10 E16$ W16 S10 E16$ W54 S6 L6 D5 S13 D5 R6 S7 E29 FOP= E34 N5 W34 S5$N5 E34 FGR= S5 E22 N10 FGR= N12 W22 S12 E22$ W22 S5$ N16 E22 N15$.

LAND DESCRIPTION

TOTAL OB/XF 8,288

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 10/03/2023 BY jerry Total Acres: 0.52 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS