

LOT 49 FAIRWAY VIEW S/D UNIT I
ORB 747-1422,842-546, 883-2481
DC 1277-1993,

WHITFIELD NANCY J
213 NW GLEASON DR APT 506
LAKE CITY, FL 32055

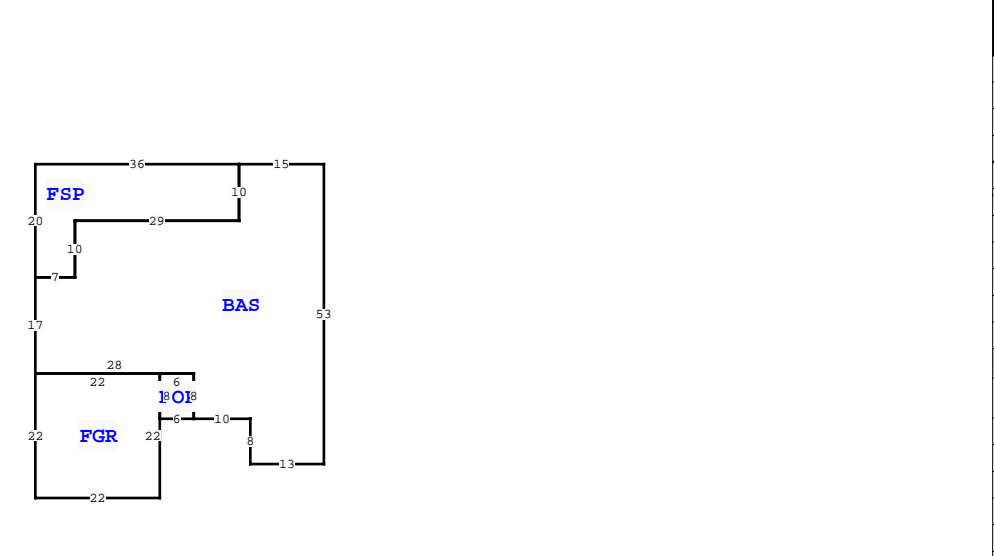
2026

35-3S-16-02309-049



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	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		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 2000		350,901	1991	1991	0	0	34.85	65.15	



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	1,745	100		1,745	158,809
FGR	484	55		266	24,208
FOP	48	30		14	1,274
FSP	430	40		172	15,654
UDG	572	55		315	28,667
TOTALS	3,279			2,512	228,612

102 NW HARRIS LAKE DR, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/14/2026 MLU

EXTRA FEATURES																	
L	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	1,500.00	UT	1.40	1.40	100	0	0	3	100	2,100	
2	0166	CONC,PAVMT	0	100	0	0	2,661.00	UT	2.00	2.00	100	1993	1993	3	100	5,322	

LAND DESCRIPTION													TOTAL OB/XF												
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		228,612		
TOTAL MARKET OB/XF VALUE		7,422		
TOTAL LAND VALUE - MARKET		42,000		
TOTAL MARKET VALUE		278,034		
SOH/AGL Deduction		90,752		
ASSESSED VALUE		187,282		
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411		
BASE TAXABLE VALUE		80,871		
TOTAL JUST VALUE		278,034		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		281,613		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31087	MAINT/ALTR	55	05/24/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0883/2481	7/06/1999	WD	Q	I		146,000
GRANTOR: TALBOTT						
GRANTEE: WHITFIELD						
0842/0546	7/11/1997	WD	Q	I		143,000
GRANTOR: D J & ROSE BENZ						
GRANTEE: JOHN & ELLEN TALBOT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 FSP= W36 S20 E7 N10E29N10S S10 W29 S10 W7 S17 FGR= S22 E22 N22 W22S E28 S8FOP= W6 N8 E6 S8S E10 S8 E13N53S PTR= N30 UDG= N26 W22 S26 E22S S30S.