LOT 50 FAIRWAY VIEW S/D UNIT I.
468-602, 743-1874, 778-1495, 799

OSBORNE STEPHEN M/OSBORNE DEBORAH L
101 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

35-3S-16-02309-050

BUILDING CHARACTERISTICS

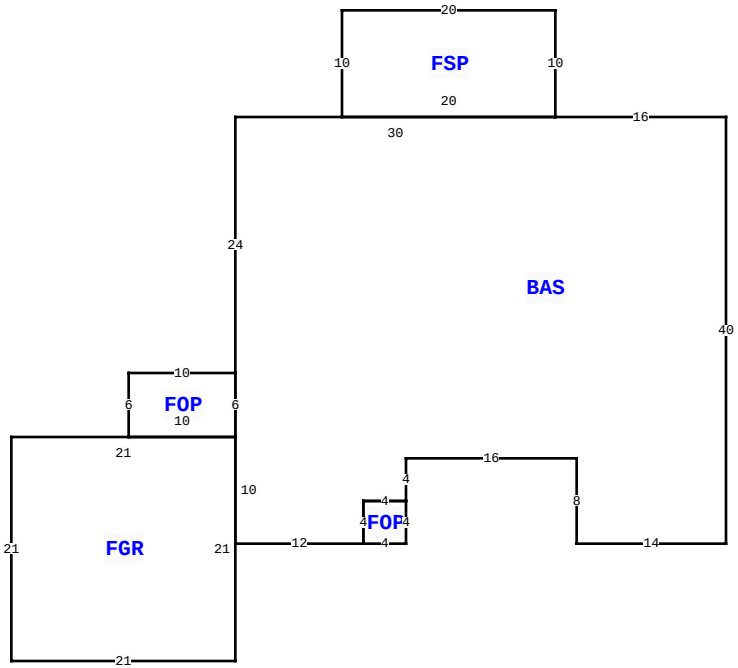
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,696	100		1,696	154,501
FGR	441	55		243	22,136
FOP	16	30		5	456
FOP	60	30		18	1,640
FSP	200	40		80	7,288
TOTALS	2,413			2,042	186,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	127.4130	140.15	286,186	1981	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1696 HX Base Yr 2004



101 NW HARRIS LAKE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,021
TOTAL MARKET OB/XF VALUE	4,575
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	232,596
SOH/AGL Deduction	84,504
ASSESSED VALUE	148,092
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	96,681
TOTAL JUST VALUE	232,596
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,503

SALE:3:1: LOT 50 FAIRWAY VIEW UNIT
SALE:2:1: LOT 50 FAIRWAY VIEW UNIT 1
SALE:1:1: LOT 50 FAIRWAY VIEW UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056887	Roof Replacement	16,000	10/29/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/611	10/29/2025	LE	U	I	14	100
GRANTOR: OSBORNE STEPHEN M						
GRANTEE: OSBORNE STEPHEN M (						
0976/0719	2/28/2003	WD	Q	I		121,300
GRANTOR: JAMES R & CARMELITA K						
GRANTEE: STEPHEN M & DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W20 S10 E20$ W30 S24 FOP= W10 S6 E10 N6$ S6 FGR= W21 S21 E21 N21$ S10 E12 FOP= E4 N4 W4 S4$ N4 E4 N4 E16 S8 E14 N40 $.

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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,250.00	UT	2.00	2.00	75	1993	1993	3	75	3,375	

LAND DESCRIPTION

TOTAL OB/XF 4,575

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: 0.66 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS