LOT 51 FAIRWAY VIEW S/D UNIT I

375-276, 797-158, 1058-1554, DC

HOLLADAY DANIEL T
109 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

35-3S-16-02309-051

BUILDING CHARACTERISTICS

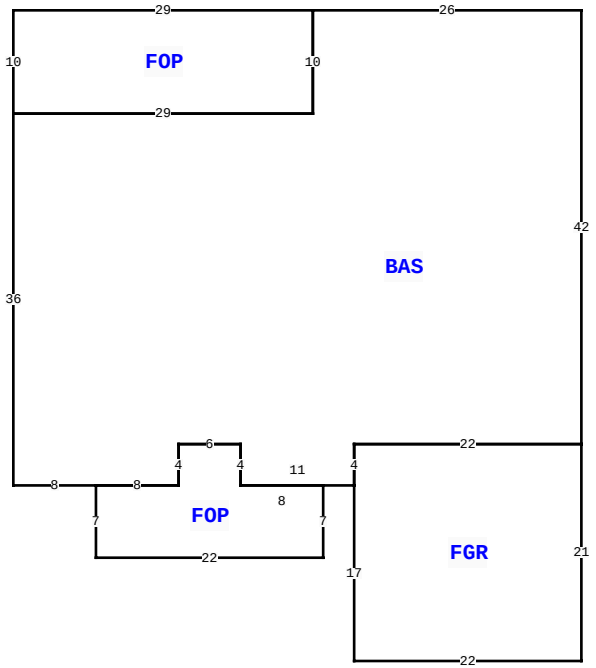
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,128	100		2,128	280,364
FGR	462	55		254	33,465
FOP	178	30		53	6,982
FOP	290	30		87	11,462
TOTALS	3,058			2,522	332,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,522	127.4196	140.16	353,484	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2128 HX Base Yr 2021



109 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	1,233.00	UT	2.25	2.25	100	2019	2019	3	100	2,774	
2	0280	POOL R/CON	0	100	0	0	450.00	UT	70.00	70.00	100	2026	2025		98	30,870	
3	0080	DECKING	0	100	0	0	978.00	UT	8.00	8.00	100	2026	2025		100	7,824	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		332,275
TOTAL MARKET OB/XF VALUE		41,468
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		415,743
SOH/AGL Deduction		70,686
ASSESSED VALUE		345,057
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		293,646
TOTAL JUST VALUE		415,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050905	Swimming Pool and	66,850	09/25/2024
38019	SFR	1,068	04/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/0391	3/16/2020	WD	Q	I	01	299,900
GRANTOR: WJSJRS FAMILY, LLC						
GRANTEE: DANIEL T HOLLADAY						
1395/2444	10/20/2017	TR	U	V	11	0
GRANTOR: JOSEPHINE R STREICHER						
GRANTEE: WJSJRS FAMILY, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= W29 S10 E29 N10$ S10 W29 S36 E8 FOP= S7 E22 N7 W8 N4 W6 S4 W8$ E8 N4 E6 S4 E11 FGR= S17 E22 N21 W22 S4$ N4 E22 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 41,468

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	0100	C	SFR	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 05/16/2025 BY chuck Total Acres: 0.50 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS