LOT 52 FAIRWAY VIEW S/D UNIT I.
ORB 347-511, WD 992-20/22,

STE-MARIE CARL/STE-MARIE STACY
137 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

35-3S-16-02309-052

BUILDING CHARACTERISTICS

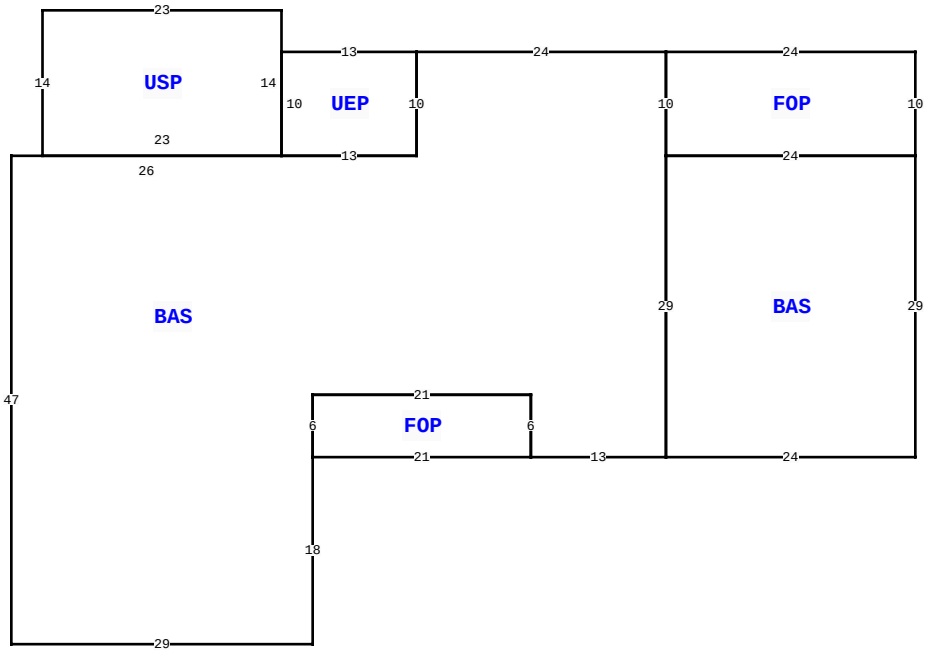
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	696	100		696	56,686
BAS	2,463	100		2,463	200,599
FOP	126	30		38	3,095
FOP	240	30		72	5,864
UEP	130	60		78	6,352
USP	322	35		113	9,203
TOTALS	3,977			3,460	281,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,460	113.9050	125.30	433,538	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 3159 HX Base Yr 2014



137 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	281,800
TOTAL MARKET OB/XF VALUE	26,453
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	350,253
SOH/AGL Deduction	142,717
ASSESSED VALUE	207,536
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	156,125
TOTAL JUST VALUE	350,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30427	MAINT/ALTR	65	08/28/2012
27948	POOL	215	07/16/2009
27931	POOL ENCL	80	07/08/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1262/0711	9/27/2013	WD	Q	I	01	170,000
GRANTOR: CHRISTOPHER S & AMY F						
GRANTEE: CARL & STACY STE-MA						
0997/1403	10/08/2003	WD	Q	I		147,500
GRANTOR: WILLIAM J STREICHER T						
GRANTEE: CHRISTOPHER S & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W24 UEP= W13 S10 E13 N10$ S10 W13 USP= N14 W23S14 E23$ W26 S47 E29 N18 FOP= E21 N6 W21 S6$ N6 E21 S6E13 BAS= E24 N29 W24 S29$ N29$ FOP= E24 N10 W24 S10$.

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	2,155.00	UT	2.00	2.00	50	1993	1993	3	50	2,155	
3	0282	POOL ENCL	0	100	24	40	960.00	UT	15.00	15.00	100	2009	2009	3	40	5,760	
4	0280	POOL R/CON	0	100	28	14	392.00	UT	70.00	70.00	100	2009	2009	3	61	16,738	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 26,453

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