LOT 57 FAIRWAY VIEW S/D UNIT 1.
375-403, 790-202, 883-1100,

GRUBB JOHN M/GRUBB CONNIE F TRUSTEE
CONNIE F GRUBB AS TRUSTEES, 203 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2027

35-3S-16-02309-057

BUILDING CHARACTERISTICS

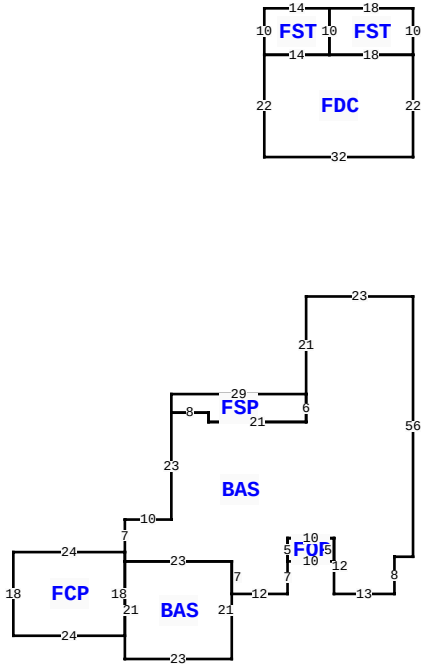
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	483	100		483	41,488
BAS	2,408	100		2,408	206,840
FCP	432	25		108	9,277
FDC	704	35		246	21,131
FOP	50	30		15	1,289
FSP	158	40		63	5,412
FST	140	55		77	6,614
FST	180	55		99	8,504
TOTALS	4,555			3,499	300,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,499	111.5520	122.71	429,362	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2018 Heated Area: 2891 HX Base Yr 2018



203 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

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	300,553
TOTAL MARKET OB/XF VALUE	11,097
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	346,650
SOH/AGL Deduction	118,541
ASSESSED VALUE	228,109
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	176,698
TOTAL JUST VALUE	346,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,113

SALE:4:1: JTWRSS

SALE:1:1: NOT AN ARMS-LENGTH SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053505	Roof Replacement	6,250	07/02/2025
000041899	Electrical Servic	0	05/12/2021
17173	ADDN SFR	75	07/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0985	9/15/2017	WD	Q	I	01	215,000
GRANTOR: ROBERT E CHAPMAN IV &						
GRANTEE: JOHN M GRUBB & CONN						
1002/1434	11/20/2003	WD	Q	I	06	100
GRANTOR: ROBERT E & KAREN N CH						
GRANTEE: ROBERT & KAREN CHAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S21 FSP= W29 S4 E8 S2 E21 N6$ S6 W21 N2 W8 S23 W10 S7 FCP= W24 S18 E24 N18 $ S2 BAS= S21 E23 N21 W23$ E23 S7 E12 N7 FOP= E10N5 W10 S5$ N5 E10 S12 E13 N8 E4 N56$ PTR= N30 FDC= N22 FST= N10 W18 S10 E18$ W18 FST= N10 W14 S10 E14$ W14 S22 E32$ S30$.

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	7,662.00	UT	1.50	1.50	40	1995	1995	3	40	4,597	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 11,097

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/14/2025 BY chuck Total Acres: 0.83 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS