LOT 13 FAIRWAY VIEW UNIT 2.
ORB 433-21, 896-2600, (DC 1301 -2468;

DENNISON KITTY C
530 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2023

26-3S-16-02307-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

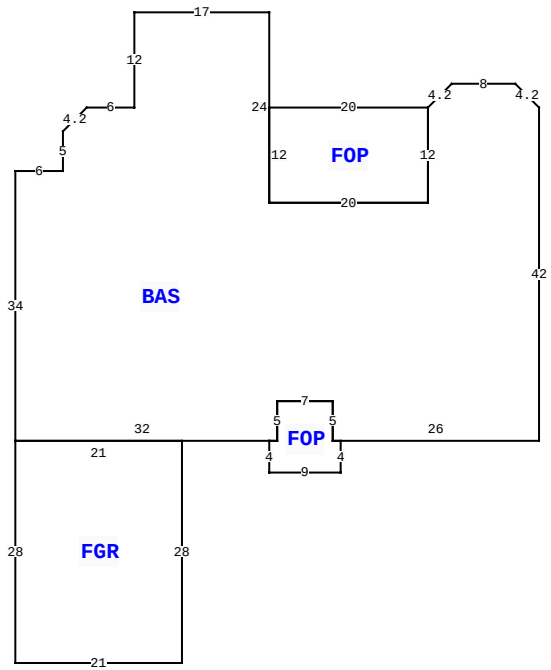
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	2,682	195,273
FGR	588	55	323	23,517
FOP	71	30	21	1,529
FOP	240	30	72	5,242
TOTALS	3,581		3,098	225,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,098	128.0594	106.29	329,286	2000	2000	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2001 HX Base Yr 2001



530 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/24/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,561
TOTAL MARKET OB/XF VALUE		28,451
TOTAL LAND VALUE - MARKET		28,200
TOTAL MARKET VALUE		282,212
SOH/AGL Deduction		66,063
ASSESSED VALUE		216,149
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		161,149
TOTAL JUST VALUE		282,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22792	POOL	215	02/08/2005
16940	SFR	430	05/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0896/2600	2/11/2000	WD	Q	V		48,000

GRANTOR: BEDOYA

GRANTEE: DENNISON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S12 W6 L3 D3 S5 W6 S34 FGR= S28 E21 N28 W21 $ E32 FOP= S4 E9 N4 W1 N5 W7 S5 W1$ E1 N5 E7 S5 E26 N42 U3 L3 W8 L3 D3 FOP= W20 S12 E20 N12$ S12 W20 N24$.

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	3,494.00	UT	1.50	1.50	100	2000	2000	3	100	5,241	
2	0280	POOL R/CON	0	100	16	28	448.00	UT	70.00	70.00	100	2005	2005	3	61	19,130	
3	0282	POOL ENCL	0	100	20	34	680.00	UT	15.00	15.00	100	2005	2005	3	40	4,080	

LAND DESCRIPTION

TOTAL OB/XF 28,451

LN	USE CODE	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	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	23,500.00	28,200.00	28,200							

REVIEW DATE 07/26/2018 BY BC Total Acres: 0.75 Total Land Value: 28,200 Market: 0 Agricultural: 0 Common: 28,200 PRINTED 02/22/2023