

LOT 12 FAIRWAY VIEW UNIT 2.
502-346, DC 1328-1681, LE 1328
-1682,

EUBANK CHARLES W
558 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2024

26-3S-16-02307-012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	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	1,988	100	1,988	152,183
FGR	792	55	436	33,376
FOP	40	30	12	918
FOP	75	30	22	1,684
FUS	1,516	100	1,516	116,050
UOP	77	20	15	1,149
UOP	160	20	32	2,450
UOP	176	20	35	2,679
UOP	394	20	79	6,048
TOTALS	5,218		4,135	316,536

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993
2	0190	FPLC PF	0 100	0	0	2.00	UT	1,200.00	1,200.00	100	0
3	0294	SHED WOOD/	0 100	10	12	120.00	UT	7.50	7.50	100	1993
4	0252	LEAN-TO W/	0 100	8	12	96.00	UT	2.00	2.00	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,135	122.6783	117.77	486,979	1983	1983	0	0	0 35.00	65.00
1 SINGLE FAM - 100% - 0											
Heated Area: 3504											
HX Base Yr											
558 NW HARRIS LAKE DR, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/11/2023 MLU											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		316,536	
TOTAL MARKET OB/XF VALUE		5,492	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		358,028	
SOH/AGL Deduction		117,654	
ASSESSED VALUE		240,374	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		185,374	
TOTAL JUST VALUE		358,028	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1328/1682	12/19/2016	LE	U	I	14
GRANTOR: CHARLES W EUBANK (RES)					
GRANTEE: TASSIE E NELSON & S					
0502/0346	9/01/1979	03	Q	V	
GRANTOR:					
GRANTEE:					
10,000					

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP= N5 UOP= N7 W15 N10 W17 S17 E32\$ W15 S5 E15\$ BAS= W15N5 W17 UOP= W16 S11 E16 N11\$ S11 W12 S17 W3 S12 E3 S9 E13 UOP= E11 N7 W11 S7\$ N7 E11 S11FGR= S33 E24 N33 W24\$ E20FOP= E4 N10 W4 S10\$ N48\$ PTR=E30 FUS= E24 N10 W4 N38 UOP= N5 W32 S5 E32\$ W32 S11 W12 S16 E24 S21\$ W30\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT	1.00