

COMM NW COR OF SW1/4 OF NE1/4, R
FT, E 945.31 FT TO W R/W MCFARLA
FT FOR POB, RUN W 100 FT, N 80 F

FL HOMETOWN PROPERTIES LLC
209 S SHADOWWOOD DR
ST AUGUSTINE, FL 32086

2025

06-4S-17-07985-000



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 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	01	NONE 100
Story Height	8	100
RMS	0	100
Stories	1.	1. 100
Units	2	100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0800MULTI-FAM <10	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	55,521
FOP	200	30	60	1,851
FST	132	55	73	2,252
TOTALS	2,132		1,933	59,624

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0258	PATIO	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0800	C	MULTI-FAM	0		*RMF	180.00	100.00	1.00

REVIEW DATE 01/03/2020 BY ME

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,933	82.2528	61.69	119,247	1967	1967	0	0	0 50.00	50.00

1 DUPLEX - 0% - 2024

Heated Area: 1800

HX Base Yr

TOTALS 2,132 1,933 59,624

1094 SW MCFARLANE AVE, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0258	PATIO	0	0	0	0	1.00	UT	0.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0800	C	MULTI-FAM	0		*RMF	180.00	100.00	1.00

Total Acres: 0.18 Total Land Value: 13,875 Market: 0 Agricultural: 0 Common: 13,875

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	59,624
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	13,875
TOTAL MARKET VALUE	74,099
SOH/AGL Deduction	0
ASSESSED VALUE	74,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,099
TOTAL JUST VALUE	74,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,099

SALE:2:1: MULTI-FAMILY.

PERMIT NUM DESCRIPTION AMT ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/340	1/10/2023	WD	U	I	11	100

GRANTOR: LOCKLEAR DARREL M

GRANTEE: FL HOMETOWN PROPERT

1435/322	4/06/2021	WD	U	I	11	100
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GRANTOR: FELTON MARY E FKA MAR

GRANTEE: FELTON MARY E

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FST= N6 W22 S6 E22SW 41 S30 E20 FOP= S10 E20 N10W20S E40 N30\$.

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0800	C	MULTI-FAM	0		*RMF	180.00	100.00	1.00

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