W DIV: LOT 3 BLOCK 2 MCFARLANE P
SE COR OF BLK 2 MCFARLANE PARK S
W 100.09 FT FOR POB, CONT W 50.0

IC CONSTRUCTION LLC
818 W DUVAL ST
LAKE CITY, FL 32055

2026

00-00-00-12501-000

BUILDING CHARACTERISTICS

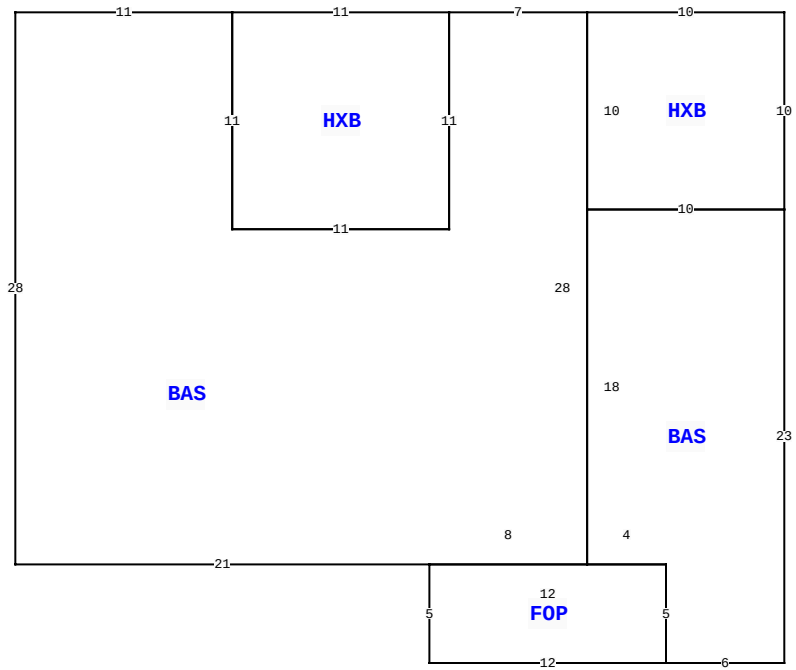
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	11,020
BAS	691	100		691	36,260
FOP	60	30		18	944
HXB	100	100		100	5,248
HXB	121	100		121	6,350
TOTALS	1,182			1,140	59,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,140	85.1904	95.41	108,767	1959	1959	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1122 HX Base Yr



818 W DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	59,822
TOTAL MARKET OB/XF VALUE	1,050
TOTAL LAND VALUE - MARKET	32,100
TOTAL MARKET VALUE	92,972
SOH/AGL Deduction	0
ASSESSED VALUE	92,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,972
TOTAL JUST VALUE	92,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046875	Roof Replacement	7,200	03/30/2023
1609	REMODEL	10	08/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/2014	3/09/2021	QC	U	I	11	0
GRANTOR: CITY OF LAKE CITY						
GRANTEE: IC CONSTRUCTION, LL						
1317/0971	6/14/2016	WD	Q	I	01	49,000
GRANTOR: ALBERT G TALLEY						
GRANTEE: IC CONSTRUCTION LLC						

BUILDING NOTES

BUILDING DIMENSIONS

HXB= N10 W10 BAS= W7 HXB= W11 S11 E11 N11$ S11 W11 N11 W11 S28 E21 FOP= S5 E12 N5 W12$ E8 BAS= E4 S5 E6 N23 W10 S18$ N28$ S10 E10$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,500.00	1,500.00	50	1993	1993	3	50	750	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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	0		*CG	0.00	0.00	1,000.00	SF		1.00	1.00	1.00	6.00	6.00	6,000							
2	2501	C	SR-SHP/SFR	0		CG	0.00	0.00	4,350.00	SF		1.00	1.00	1.00	6.00	6.00	26,100							

REVIEW DATE 08/31/2016 BY DF Total Acres: 0.12 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 11/19/2025 BY SYS