W DIV: LOT 22 BLOCK 2 MCFARLANE
SE COR OF BLK 2 OF MCFARLANE PAR
FT, W 100.09 FT FOR POB, W 50.07

KOHN KURTIS DUANE
4301 SW CR 240
LAKE CITY, FL 32024

2026

00-00-00-12511-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

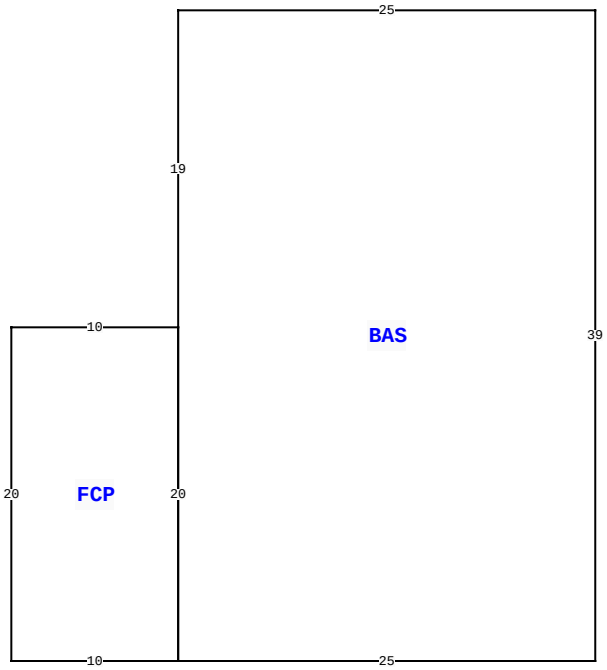
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100		975	79,726
FCP	200	25		50	4,089
TOTALS	1,175			1,025	83,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,025	112.3200	125.80	128,945	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 975 HX Base Yr



817 SW LAUREL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	83,814
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	5,938
TOTAL MARKET VALUE	90,152
SOH/AGL Deduction	0
ASSESSED VALUE	90,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,152
TOTAL JUST VALUE	90,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1505/383	12/20/2023	WD	U	I	11	100
GRANTOR: KOHN ROBERT L						
GRANTEE: KOHN ROBERT LEONARD						
1440/2018	3/09/2021	QC	U	I	12	0
GRANTOR: CITY OF LAKE CITY						
GRANTEE: KOHN ROBERT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S19 FCP= W10 S20 E10 N20$ S20 E25 N39$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 400

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		*RSF	-350.00	125.00	6,250.00	SF		1.00	1.00	1.00	0.95	0.95	5,938							

REVIEW DATE 08/31/2016 BY DF Total Acres: 0.14 Total Land Value: 5,938 Market: 0 Agricultural: 0 Common: 5,938 PRINTED 11/18/2025 BY SYS