W DIV: LOT 7 BLK 3 MCFARLANE PAR
OF CLOSED ALLEY DESC IN QC 1364-

FLORIDA FIRST COAST INVESTMENT CORP
677 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

2026

00-00-00-12516-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
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	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01

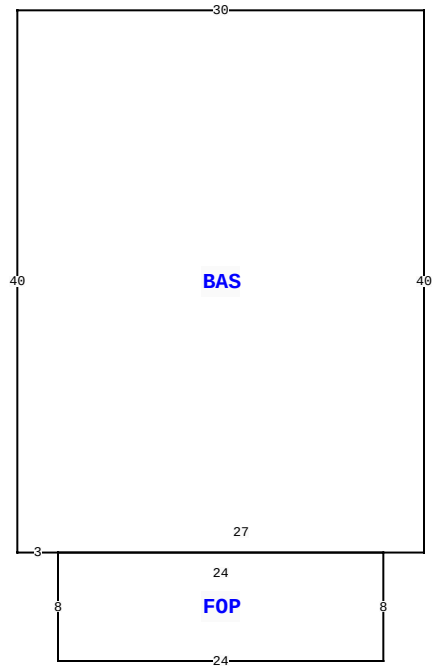
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	61,035
FOP	192	30		58	2,950
TOTALS	1,392			1,258	63,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,258	69.8625	78.25	98,438	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1200 HX Base Yr



858 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	63,985
TOTAL MARKET OB/XF VALUE	70
TOTAL LAND VALUE - MARKET	8,906
TOTAL MARKET VALUE	72,961
SOH/AGL Deduction	0
ASSESSED VALUE	72,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,961
TOTAL JUST VALUE	72,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,961

SALE:2:1: LOT 7 BLK 3 MCFARLANE PARK
SALE:1:1: WD REPLACING AFD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
466	REMODEL	100	12/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/1887	3/17/2023	WD	Q	I	01	75,000
GRANTOR: H & A PROPERTIES LLC						
GRANTEE: FLORIDA FIRST COAST						
1364/1255	7/03/2018	QC	U	I	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: H & A PROPERTIES LL						

EXTRA FEATURES

L N	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	70	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S40 E3 FOP= S8 E24 N8 W24$ E27 N40$.

LAND DESCRIPTION

TOTAL OB/XF 70

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.50	0.95	1.43	8,906							

REVIEW DATE 05/03/2023 BY ME Total Acres: 0.14 Total Land Value: 8,906 Market: 0 Agricultural: 0 Common: 8,906 PRINTED 11/18/2025 BY SYS