W DIV: S 52.5 FT OF LOTS 1 & 2
BLOCK 4 MCFARLANE PARK S/D.

MORRISON MICHAEL
313 NW BROOK LOOP
LAKE CITY, FL 32055

2026

00-00-00-12527-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

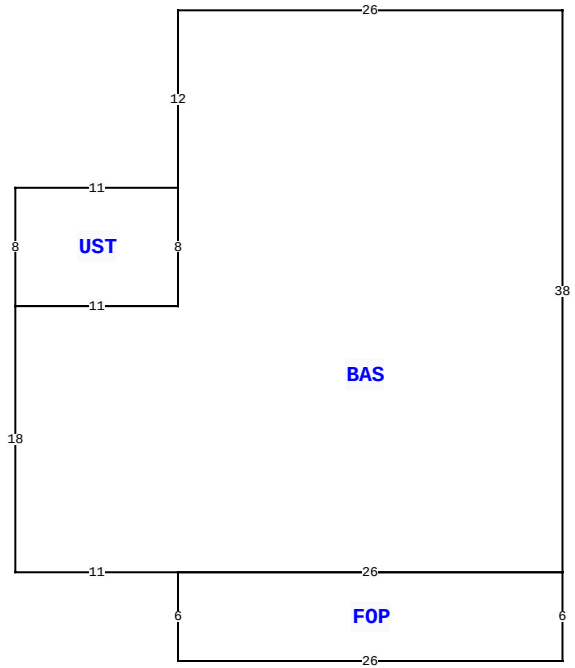
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	26	ALM SIDING 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,186	100		1,186	105,421
FOP	156	30		47	4,178
UST	88	45		40	3,556
TOTALS	1,430			1,273	113,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,273	122.0960	136.75	174,083	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1186 HX Base Yr



254 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	113,154
TOTAL MARKET OB/XF VALUE	450
TOTAL LAND VALUE - MARKET	11,375
TOTAL MARKET VALUE	124,979
SOH/AGL Deduction	0
ASSESSED VALUE	124,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,979
TOTAL JUST VALUE	124,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
409	ADDN SFR	50	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/2306	7/10/2018	WD	Q	I	01	58,000
GRANTOR: TOMMY J & COURTNEY C						
GRANTEE: MICHAEL MORRISON						
1250/1660	3/05/2013	WD	U	I	11	100
GRANTOR: THE BLAIR GROUP LLC						
GRANTEE: TOMMY J & COURTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S12 UST= W11 S8 E11N8$ S8 W11 S18 E11 FOP= S6 E26 N6 W26$ E26 N38$.

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	300	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 450

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-	252.00	100.00	5,200.00	SF		1.00	1.00	1.25	1.75	2.19	11,375							

REVIEW DATE 08/30/2016 BY DF Total Acres: 0.12 Total Land Value: 11,375 Market: 0 Agricultural: 0 Common: 11,375 PRINTED 11/18/2025 BY SYS