W DIV: LOTS 7 & 8 BLOCK 10
MCFARLANE PARK S/D & PORTION
OF CLOSED ALLEY DESC IN QC

RBG-R LLC
1850 COLWOOD CT
JACKSONVILLE, FL 32217

**2026**

**00-00-00-12588-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

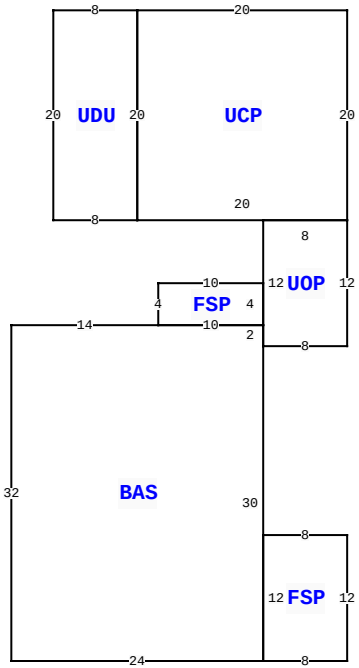
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| 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 | 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 | 768 | 100 | | 768 | 35,588 |
| FSP | 40 | 40 | | 16 | 742 |
| FSP | 96 | 40 | | 38 | 1,761 |
| UCP | 400 | 20 | | 80 | 3,707 |
| UDU | 160 | 55 | | 88 | 4,078 |
| UOP | 96 | 20 | | 19 | 881 |
| TOTALS | 1,560 | | | 1,009 | 46,756 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,009 | 63.6480 | 71.29 | 71,932 | 1925 | 1956 | 0 | 0 | 0 | 35.00 | 65.00 |

2 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr




211 SW MCFARLANE AVE, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 46,756 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 70,566 |
| TOTAL MARKET VALUE | 117,322 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 117,322 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 117,322 |
| TOTAL JUST VALUE | 117,322 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 117,322 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1364/1247 | 7/03/2018 | QC | U | V | 11 | 100 |
| GRANTOR: CITY OF LAKE CITY, FL | | | | | | |
| GRANTEE: RBG-R LLC | | | | | | |
| 1104/0206 | 11/28/2006 | WD | Q | I | 01 | 100 |
| GRANTOR: BEDOYA | | | | | | |
| GRANTEE: RBG-R LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 S32 E24 FSP= E8 N12W8 S12$ N30 UOP= E8 N12 UCP= N20 W20 UDU= W8 S20 E8 N20$ S20 E20$ W8 S12$ N2 FSP= N4 W10 S4 E10$ W10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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-2 | 200.00 | 118.00 | 11,761.00 | SF | | 1.00 | 1.00 | 1.00 | 6.00 | 6.00 | 70,566 | | | | | | | |

REVIEW DATE 09/06/2016 BY DF Total Acres: 0.27 Total Land Value: 70,566 Market: 0 Agricultural: 0 Common: 70,566 PRINTED 11/17/2025 BY SYS