W DIV: LOTS 9 & 10 BLK 10 MCFARL
PORTION OF CLOSED ALLEY DESC IN

JONES CHRISTOPHER LANCE
120 SW BONNIE GLN
LAKE CITY, FL 32024

2026

00-00-00-12589-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

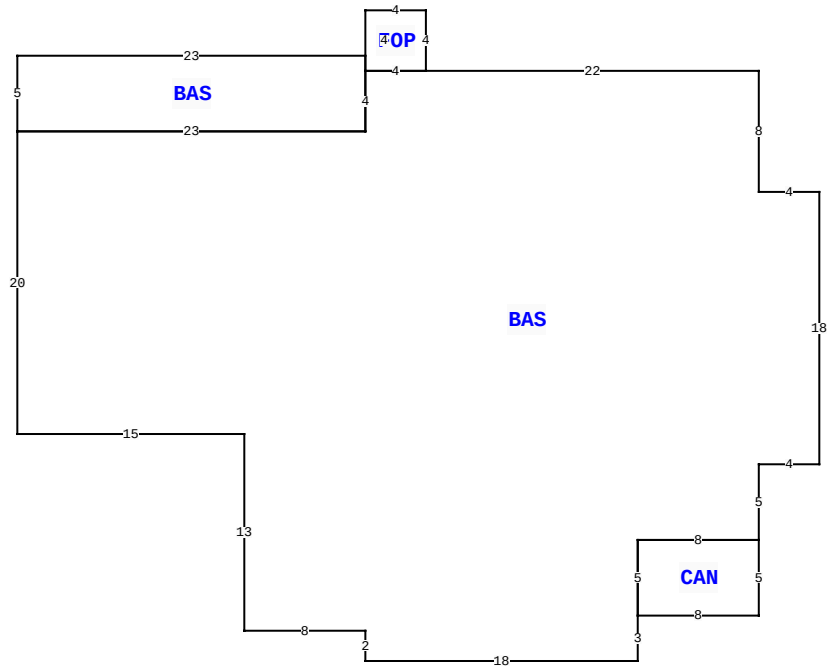
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	115	100		115	8,138
BAS	1,586	100		1,586	112,235
CAN	40	30		12	849
FOP	16	30		5	354
TOTALS	1,757			1,718	121,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,718	103.9500	76.92	132,149	1940	2015	0	0	0	8.00	92.00

1 OFFICE LOW 0% - 2024 Heated Area: 1701 HX Base Yr



855 SW BAYA DR, 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	121,577
TOTAL MARKET OB/XF VALUE	8,826
TOTAL LAND VALUE - MARKET	52,924
TOTAL MARKET VALUE	183,327
SOH/AGL Deduction	0
ASSESSED VALUE	183,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,327
TOTAL JUST VALUE	183,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/2381	1/31/2023	WD	Q	I	01	222,000
GRANTOR: KOBERLEIN LAW OFFICES						
GRANTEE: JONES CHRISTOPHER L						
1364/1245	7/03/2018	QC	U	I	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: KOBERLEIN LAW OFFIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N4 W4 S4 E4$ W4 BAS= N1 W23 S5 E23 N4$ S4 W23 S20 E15 S13E8 S2 E18N3 CAN= E8 N5 W8 S5$ N5 E8 N5 E4N18 W4 N8$.

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	5,301.00	UT	2.50	2.50	50	1993	1993	3	50	6,626	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,826

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-2	200.00	118.00	11,761.00	SF		1.00	1.00	1.00	4.50	4.50	52,924							

REVIEW DATE 09/06/2016 BY DF Total Acres: 0.27 Total Land Value: 52,924 Market: 0 Agricultural: 0 Common: 52,924 PRINTED 11/17/2025 BY SYS