S DIV: BEG INTERS OF W LINE MCFA
N LINE OF BLOCK 310, RUN S 25 FT
113.35 FT, W 116 FT, N TO A PT 2

CATHEY MELLER CREEL LLC
277 SE ELM LOOP
LAKE CITY, FL 32025

2026

00-00-00-13917-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

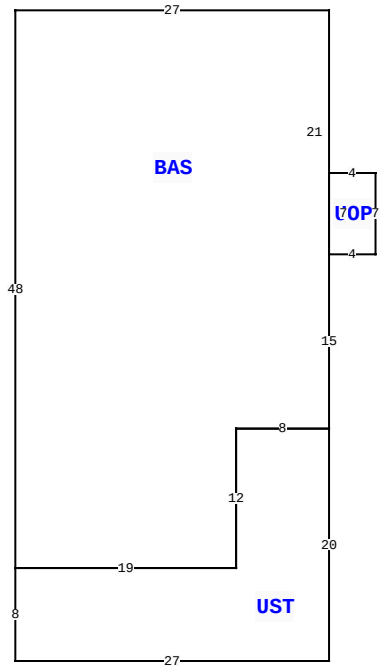
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	77,750
UOP	28	20		6	389
UST	312	45		140	9,071
TOTALS	1,540			1,346	87,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	89.0000	99.68	134,169	1959	1959	0	0	0	35.00	65.00

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



398 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	87,210
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	8,310
TOTAL MARKET VALUE	96,020
SOH/AGL Deduction	0
ASSESSED VALUE	96,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,020
TOTAL JUST VALUE	96,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2326	ADDN SFR	75	10/05/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1498/969	9/05/2023	WD	U	I	11	100
GRANTOR: CREEL CATHEY						
GRANTEE: CATHEY MELLER CREEL						
1387/2276	6/28/2019	WD	Q	I	01	58,900
GRANTOR: JOSEPH, BRYAN & BRAD						
GRANTEE: CATHEY CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S48 UST= S8 E27 N20 W8 S12 W19$ E19 N12 E8 N15 UOP= E4 N7 W4 S7$ N21$.

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	1993	1993	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0.00	0.00	13,850.00	SF		1.00	1.00	0.80	0.75	0.60	8,310							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.32 Total Land Value: 8,310 Market: 0 Agricultural: 0 Common: 8,310 PRINTED 10/03/2025 BY SYS