



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	204	100		204	22,926
BAS	1,035	100		1,035	116,318
FCP	220	25		55	6,182
FEP	112	80		90	10,115
FOP	28	30		8	899
FOP	36	30		11	1,237
UST	44	45		20	2,247
TOTALS	1,679			1,423	159,924

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
3	0296	SHED METAL	0	100	8	10	80.00	UT	3.50	3.50	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		*RSF	2 0.00	0.00	8,525.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,423	123.5000	138.32	196,829	1960	2010	0	0	0 18.75	81.25
1 SINGLE FAM 100% - 2025 Heated Area: 1239 HX Base Yr 2025											

445 SW MCFARLANE AVE, LAKE CITY				XF DATE				LAND DATE			
				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	0.00	0.00	100	1993	1993	3	100	400		
1.00	UT	0.00	0.00	100	1993	1993	3	100	300		
80.00	UT	3.50	3.50	100	1993	1993	3	100	280		
1.00	UT	0.00	0.00	100	2024	2023		100	800		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE				159,924	
TOTAL MARKET OB/XF VALUE				1,780	
TOTAL LAND VALUE - MARKET				5,115	
TOTAL MARKET VALUE				166,819	
SOH/AGL Deduction				0	
ASSESSED VALUE				166,819	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				116,097	
TOTAL JUST VALUE				166,819	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				169,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
109	MAINT/ALTR	50	03/27/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1509/1347	2/21/2024	QC	U	I	11
GRANTOR: PAGE KATHY					
GRANTEE: PAGE JENA FAY					
1507/1041	1/17/2024	WD	Q	I	01
GRANTOR: BAXLEY SUSAN B					
GRANTEE: PAGE KATHY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W34 S36 E27 N23 FOP= E7 N4 W7 S4\$ N4 E7 FOP= E4 N9 W4S9\$ N9 UST= E4 FCP= S9 E11 N20 W11 S11\$ N11 W4 S5 BAS= W14 FEP= N8 W14 S8 E14\$ W20 S6 E34 N6\$ S6 \$.											