



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	48,986
TOTALS	1,792			1,792	48,986

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0020	BARN, FR	0	0	0	0	2.00	UT	1,000.00	1,000.00	
2	0010	BARN, BLK	0	0	10	24	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC	
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	22.00	AC	
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	22.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,792	113.9000	68.34	122,465	1993	1993	0	0	0 60.00	40.00
1 MOBILE HME 0% - 2025 Heated Area: 1792 HX Base Yr											
28 BAS 28											
TOTALS 1,792 1,792 48,986											

1004 SW FARNELL RD, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/20/2024 MLU											

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										48,986	
TOTAL MARKET OB/XF VALUE										9,800	
TOTAL LAND VALUE - MARKET										207,000	
TOTAL MARKET VALUE										73,968	
SOH/AGL Deduction										0	
ASSESSED VALUE										73,968	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										73,968	
TOTAL JUST VALUE										265,786	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										265,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047297	Solar Power Syste	50,597	05/22/2023
6904	M H	60	03/02/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1525/752	10/15/2024	PB	U	I	18	0	
GRANTOR: CLERK OF COURT							
GRANTEE: ALERS MELANIE MASON							
1522/2334	8/27/2024	QC	U	I	11	100	
GRANTOR: MASON WILLIAM R SR							
GRANTEE: ALERS MELANIE MASON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
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BAS= W64 S28 E64 N28\$.											
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