

LOT 5 BLOCK 18 LAKE FOREST UNIT
447-233, 778-2098, 796-2009, 796

BROCK MICHAEL A
1249 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-07947-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	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 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	109,259
FGR	380	55		209	17,620
FSP	345	40		138	11,634
FST	114	55		63	5,311
FUS	720	100		720	60,700
TOTALS	2,855			2,426	204,524

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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		*RSF	225.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,426	115.8034	129.70	314,652	1968	1968	0	0	0	35.00	65.00
1 SINGLE FAM		100% - 2017				Heated Area: 2016				HX Base Yr 2017		
BLD DATE						LGL DATE						

BLD DATE 04/21/2023 MLU

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF 1,250

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COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 204,524

TOTAL MARKET OB/XF VALUE 1,250

TOTAL LAND VALUE - MARKET 18,500

TOTAL MARKET VALUE 224,274

SOH/AGL Deduction 102,223

ASSESSED VALUE 122,051

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 71,329

TOTAL JUST VALUE 224,274

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 224,274

SALE:3:1: CERTIFICATE OF TITLE

SALE:2:1: LOT 5 BLOCK 18 LAKE FOREST S/D

SALE:1:1: LOT 5 BLOCK 18 LAKE FOREST UNIT 4 PLAT 2

PERMIT NUM DESCRIPTION AMT ISSUED

1956 ADDN SFR 54 11/22/2010

00711