LOT 4 BLK 14 LAKE FOREST
S/D UNIT 4 A.
WD 1026-1501 LIFE EST, DC JOAN

WILLIS EVELYN H & VIRLYN B JR/WILLIS VIRLYN B JR
1339 SW INGLEWOOD AVE
LAKE CITY, FL 32025

2026

06-4S-17-07960-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

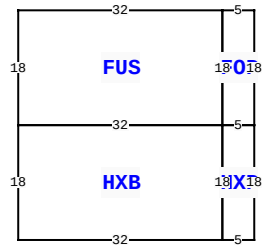
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	18	CEMENT BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		2 100
Condition Adj	03	03 100
Quality Adjus	05	05 100
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

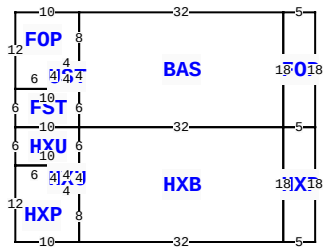
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	26,018
FOP	90	30		27	1,220
FOP	90	30		27	1,220
FOP	104	30		31	1,401
FST	60	55		33	1,491
FUS	576	100		576	26,018
HXB	576	100		576	26,018
HXB	576	100		576	26,018
HXP	90	30		27	1,220
HXP	90	30		27	1,220
TOTALS	3,024			2,556	115,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,556	106.2880	90.34	230,909	1972	1972	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 2304 HX Base Yr





** This building has 14 Sub-Areas

993 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	115,454
TOTAL MARKET OB/XF VALUE	4,548
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	138,502
SOH/AGL Deduction	0
ASSESSED VALUE	138,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,502
TOTAL JUST VALUE	138,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,502

BLDG:1:1: HOPKINS MCFARLANE APTS:*N FOR A-10:HX ON

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1132/1451	10/03/2007	WD	Q	I	01	100
GRANTOR: EVELYN H WILLIS						
GRANTEE: EVELYN H WILLIS & V						
1039/2803	3/03/2005	WD	Q	I	06	100,000
GRANTOR: HARRY K HOPKINS						
GRANTEE: EVELYN H WILLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= W10 S12 E6 N4 E4 N8$ S8 UST= W4 S4 E4 N4$ S4 FST= W10 S6 E10 N6$ S6 E32HXB= W32 HXU= W10 S6 E10 N6$S6 HXU= W4 S4 E4 N4$ S4 HXP= W4 N4 W6 S12 E10 N8$ S8 E32 HXP= E5 N18 W5 S18$ N18$ FOP= E5 N18 W5 S18$ N18$ PTR= N30 HXP= N18 FOP= N18 W5 S18 E5$ W5 FUS= N18 W32 S18 E32$ HXB= W32 S18 E32 N18$ S18 E5$ S30$.

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	1,125.00	1,125.00	70	0	0	3	70	788	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	720	
3	0294	SHED WOOD/	0	0	20	37	1.00	UT	0.00	0.00	100	1986	1986	3	100	2,500	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	440	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,548

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	0800	C	MULTI-FAM	0		*RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/13/2016 BY DF Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS