

S1/2 OF LOT 5 BLK 14 LAKE
FOREST S/D UNIT 4 A.
WD 1026-1501 LIFE EST,

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

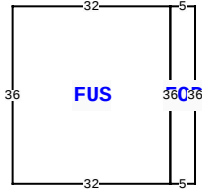
2026

06-4S-17-07960-001



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	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800MULTI-FAM <10	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC 6417.0100 1.00/		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	03	2,559	104.5200	88.84	227,342	1972	1972	0	0	0 50.00	50.00	
3 DUPLEX 0% - 0			Heated Area: 2304				HX Base Yr					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	51,172
FOP	104	30		31	1,377
FOP	180	30		54	2,399
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FST	120	55		66	2,932
FUS	1,152	100		1,152	51,172
USP	104	35		36	1,599
UST	16	45		7	311
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TOTALS	3,024			2,559	113,671

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1025 SW MCFARLANE AVE, LAKE CITY

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

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	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	700	

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
1	0800	C	MULTI-FAM	0		*RMF	-1 0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			113,671
TOTAL MARKET OB/XF VALUE			700
TOTAL LAND VALUE - MARKET			9,250
TOTAL MARKET VALUE			123,621
SOH/AGL Deduction			0
ASSESSED VALUE			123,621
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			123,621
TOTAL JUST VALUE			123,621
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			123,621

BLDG:1:1: HOPKINS MCFARLANE APTS:*N FOR A-10:HX ON
LAND:1:1: 2 LOT'S TOTAL: .50 LOT AE/Y: 1.50 AE/N

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 USP= W10 S12 E6 UST= E4 N4 W4 S4\$ N4 E4 N8 \$ S12
FST= W10 S12 E10 N12\$ S12 UST= W4 FOP= W6 S12 E10 N8 W4 N4\$
S4 E4N4 \$ S12 E32 FOP= E5 N36 W5 S36\$ N36 \$ PTR=N60 FUS= W32
N36 E32 S36\$ FOP= N36 E5 S36 W5\$ S60\$.