LOT 6 BLOCK 16 LAKE FOREST S/D U
854-858, WD 1041-1588, WD 1194-7

SAMSUM, LLC
394 SW LAKEVEW AVE
LAKE CITY, FL 32025

2026

06-4S-17-07962-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

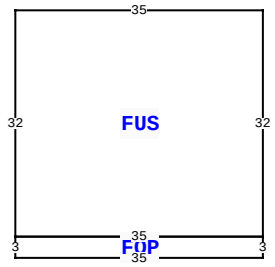
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

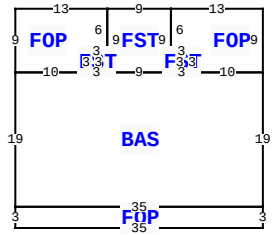
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	665	100		665	39,579
FOP	105	30		32	1,905
FOP	105	30		32	1,905
FOP	108	30		32	1,905
FOP	108	30		32	1,905
FST	9	55		5	298
FST	9	55		5	298
FST	81	55		45	2,678
FUS	1,120	100		1,120	66,659
TOTALS	2,310			1,968	117,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,968	115.5000	98.18	193,218	1969	1990	0	0	0	39.38	60.62

1 DUPLEX 0% - 2024 Heated Area: 1785 HX Base Yr





1099 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	213,738
TOTAL MARKET OB/XF VALUE	1,625
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	233,863
SOH/AGL Deduction	0
ASSESSED VALUE	233,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,863
TOTAL JUST VALUE	233,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,046

BLDG:1:1: HOPKINS MCFARLANE APTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/1363	1/05/2023	WD	Q	I	01	250,000
GRANTOR: BOCHETTE KENNETH P						
GRANTEE: SAMSUM, LLC						
1233/1140	4/20/2012	QC	U	I	11	100
GRANTOR: JOCK R & MEAGAN S PHE						
GRANTEE: KENNETH P BOCHETTE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=0,-38] N32 W35 S32 E35 $
BAS=[ORIG=0,0] W10 W3 W9 W3 W10 S19 E35 N19 $
FOP=[ORIG=0,0] N9 W13 S6 E3 S3 E10 $
FOP=[ORIG=-25,0] N3 E3 N6 W13 S9 E10 $
FOP=[ORIG=-35,19] S3 E35 N3 W35 $
FOP=[ORIG=0,-35] N3 W35 S3 E35 $
FST=[ORIG=-13,0] N9 W9 S9 E9 $
FST=[ORIG=-13,-3] S3 E3 N3 W3 $
FST=[ORIG=-22,0] N3 W3 S3 E3 $
PTR=[ORIG=0,0] N35 S35 $
.

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	0.00	0.00	100	0	0	3	100	1,125	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,625

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	-125.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/21/2023 BY ME Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS

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Stories	2.	2. 100
Units		2 100
Condition Adj	03	03 100
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Quality	05	05
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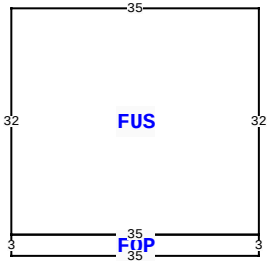
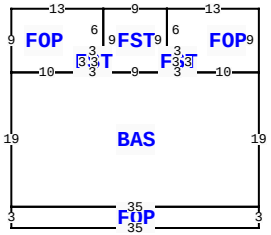
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	665	100		665	32,645
FOP	105	30		32	1,571
FOP	105	30		32	1,571
FOP	108	30		32	1,571
FOP	108	30		32	1,571
FST	9	55		5	246
FST	9	55		5	246
FST	81	55		45	2,209
FUS	1,120	100		1,120	54,981
TOTALS	2,310			1,968	96,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,968	115.5000	98.18	193,218	1969	1969	0	0	0	50.00	50.00

2 DUPLEX 0% - 2024 Heated Area: 1785 HX Base Yr





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BUILDING NOTES

BUILDING DIMENSIONS

FOP= N9 W13 S6 FST= S3 E3 N3W3$E3 S3 E10$ BAS= W10 W3 FST= N9 W9 S9 E9$ W9 FST= N3W3 S3 E3$ W3 FOP= N3 E3 N6 W13 S9 E10$ W 10 S19 FOP= S3 E35 N3 W35 $ E35 N19$ PTR= N35 FOP= N3 FUS= N32 W35 S32 E35$ W35 S3 E35$ S35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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