S1/2 OF THE FOLLOWING: COMM NW C
NE1/4, S 139.86 FT, E 945.31 FT
MCFARLANE AVE, N 305 FT FOR POB,

100DG LLC
1703 OHIO AVE N
LIVE OAK, FL 32064

2025

06-4S-17-07995-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

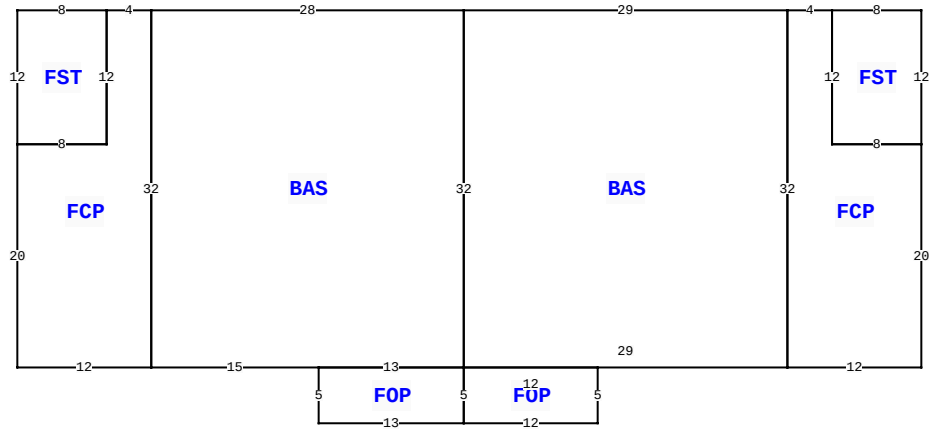
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
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	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	45,181
BAS	928	100		928	46,795
FCP	288	25		72	3,631
FCP	288	25		72	3,631
FOP	60	30		18	908
FOP	65	30		20	1,009
FST	96	55		53	2,673
FST	96	55		53	2,673
TOTALS	2,717			2,112	106,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,112	118.6500	100.85	212,995	1968	1968	0	0	0	50.00	50.00

1 DUPLEX – 0% - 2023 Heated Area: 1824 HX Base Yr



1070 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	106,498
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	125,398
SOH/AGL Deduction	1,237
ASSESSED VALUE	124,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,161
TOTAL JUST VALUE	125,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,874

SALE:4:1: REPLACEMENT SERVICE

SALE:2:1: REPLACEMENT SERVICE

SALE:1:1: TRANS BETWEEN CO-OWNERS

LAND:1:1: 1 LOT: .50 AE/Y .50 AE/N (DUPLEX)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/993	6/03/2022	WD	Q	I	01	219,000
GRANTOR: DOWNS-IVES BEVERLY LY						
GRANTEE: 100DG LLC						
1126/0001	7/18/2007	WD	Q	I		145,000
GRANTOR: SUGGS						
GRANTEE: BEVERLY LYNN DOWNS-						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] S32 E29 N32 W29 $
BAS=[ORIG=0,0] W28 S32 E15 E13 N32 $
FCP=[ORIG=-28,0] W4 S12 W8 S20 E12 N32 $
FCP=[ORIG=29,32] E12 N20 W8 N12 W4 S32 $
FST=[ORIG=-32,0] W8 S12 E8 N12 $
FST=[ORIG=41,12] N12 W8 S12 E8 $
FOP=[ORIG=-13,32] S5 E13 N5 W13 $
FOP=[ORIG=0,32] S5 E12 N5 W12 $
.

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	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 400

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-2	202.00	110.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							

REVIEW DATE 09/19/2016 BY DF Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/01/2025 BY SYS