

COMM NW COR OF SW1/4 OF NE1/4,
RUN S 139.86 FT TO NW COR OF
SHERWOOD MANOR UNIT 1, RUN E

RODRIGUEZ MARCOS A/AGAMEZ-RODRIGUEZ VIRGINIA
1030 SW MCFARLANE AVE APT 102
LAKE CITY, FL 32025

2026

06-4S-17-08001-004



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	0 100
Stories	1. 1. 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	0800	MKT AREA	06
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NEIGHBORHOOD/LOC	6417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	909	100		909	51,841
FCP	246	25		62	3,536
FOP	9	30		3	171
FST	40	55		22	1,254
HXB	1,250	100		1,250	71,288
HXP	21	30		6	342
HXS	156	40		62	3,536

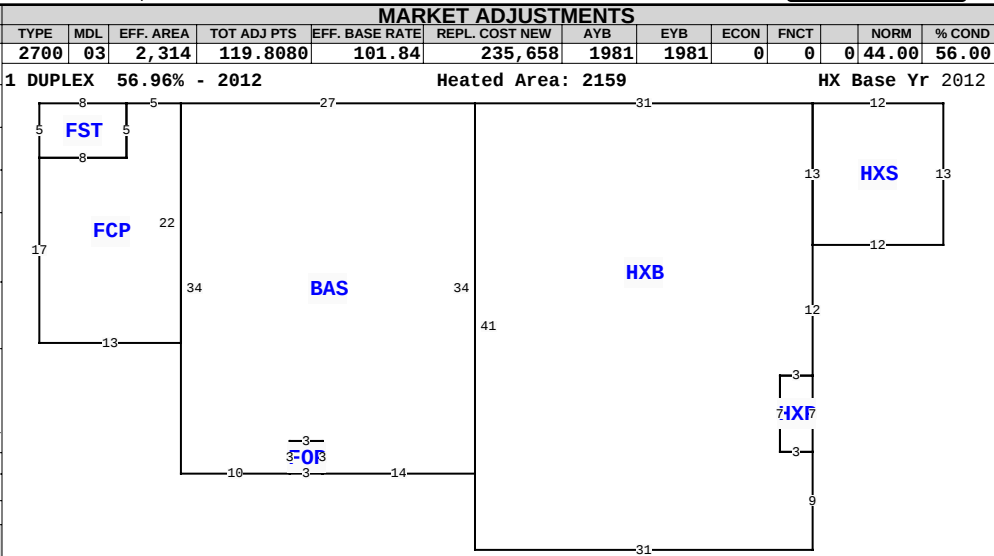
TOTALS	2,631			2,314	131,968
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EXTRA FEATURES

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	1994	1994	3	100	400	
2	0120	CLFENCE	4 0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

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
1	0100	C	SFR	100		*RMF	200.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							



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

1030 SW MCFARLANE AVE, LAKE CITY

TOTAL OB/XF 600															
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COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		131,968
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		151,068
SOH/AGL Deduction		18,010
ASSESSED VALUE		133,058
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,336
TOTAL JUST VALUE		151,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00853			

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1154/1644	7/10/2008	WD	Q	I		140,000

GRANTOR: GEORGE & JAN NORRIS
GRANTEE: MARCOS & VIRGINIA R
1016/0669 5/17/2004 WD Q I 115,000
GRANTOR: BETTY H TANNENBAUM
GRANTEE: GEORGE & JAN NORRIS

BUILDING NOTES

BUILDING DIMENSIONS

HXB= W31 BAS= W27 FCP= W5 FST= W8 S5E8 N5\$ S5 W8 S17 E13 N22\$ S34 E10 FOP= E3 N3W3 S3\$ N3 E3 S3 E14 N34\$ S41 E31 N9 HXP= N7 W3 S7 E3\$ W3 N7 E3 N12 HXS= E12 N13 W12 S13\$ N13\$.