COMM NE COR OF S1/2 OF NE1/4 OF
W 998.30 FT TO SW R/W MCFARLANE
RUN S 61 DEG E ALONG R/W 54 FT,

ROSE LEARNING CENTERS LLC
6208 NW 23 LN
GAINESVILLE, FL 32606

2026

06-4S-17-08047-000

BUILDING CHARACTERISTICS

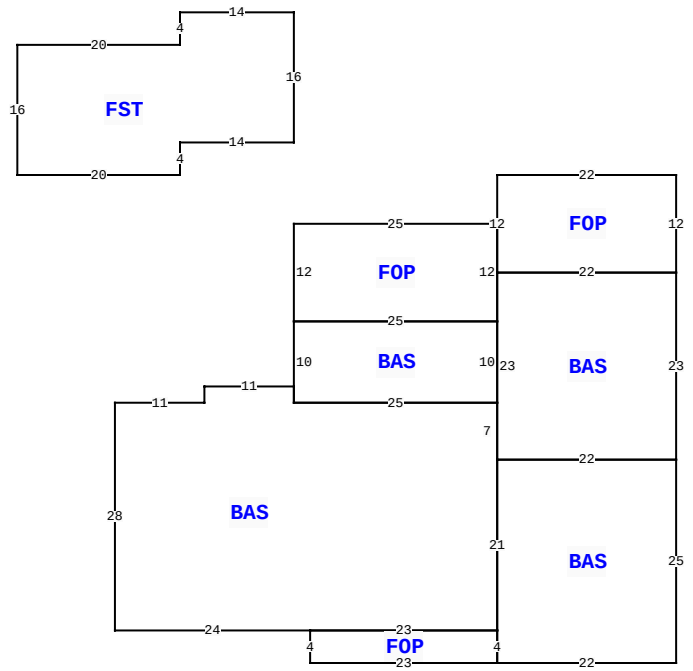
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0172	SFRES/DAY CARE
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	250	100		250	22,893
BAS	506	100		506	46,335
BAS	550	100		550	50,365
BAS	1,338	100		1,338	122,523
FOP	92	30		28	2,564
FOP	264	30		79	7,235
FOP	300	30		90	8,241
FST	544	55		299	27,380
TOTALS	3,844			3,140	287,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,140	125.7848	140.88	442,363	1968	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2644 HX Base Yr



1544 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		287,536
TOTAL MARKET OB/XF VALUE		5,600
TOTAL LAND VALUE - MARKET		57,848
TOTAL MARKET VALUE		350,984
SOH/AGL Deduction		0
ASSESSED VALUE		350,984
TOTAL EXEMPTION VALUE	08	350,984
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		350,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,408

SALE:1:1: SALE INCLUDED KINDERGARTEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/2601	1/27/2017	WD	Q	I	01	265,000
GRANTOR: LAURA M STEWART						
GRANTEE: ROSE LEARNING CENTE						
1225/1527	11/30/2011	QC	U	I	11	100
GRANTOR: GEORGE STEWART						
GRANTEE: LAURA M STEWART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S2 W11 S28 E24 FOP= S4 E23 N4 W23$ E23 BAS= S4 E22 N25 W22 S21$ N21 BAS= E22 N23 FOP= N12 W22 S12 E22$ W22 S23$ N7 BAS= N10 FOP= N12 W25 S12 E25$ W25 S10 E25$ W25 N2$ PTR= N30 FST= N16 W14 S4 W20 S16 E20 N4 E14$ 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 5,600

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	0172	C	SFR/DACARE	0		*RSF-2	0.00	0.00	56,848.00	SF		1.00	1.00	1.00	1.00	1.00	56,848							
2	0172	C	SFR/DACARE	0			0.00	0.00	1,000.00	SF		1.00	1.00	1.00	1.00	1.00	1,000							

REVIEW DATE 09/27/2016 BY DF Total Acres: 1.33 Total Land Value: 57,848 Market: 0 Agricultural: 0 Common: 57,848 PRINTED 11/14/2025 BY SYS