LOT 6 FAWNBROOK S/D.
768-917, WD 1413-996,

MARKLEY ALLEN/MARKLEY HEATHER
5731 GEORGE HODGES ROAD
MACCLENNY, FL 32063

2026

10-4S-17-08304-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

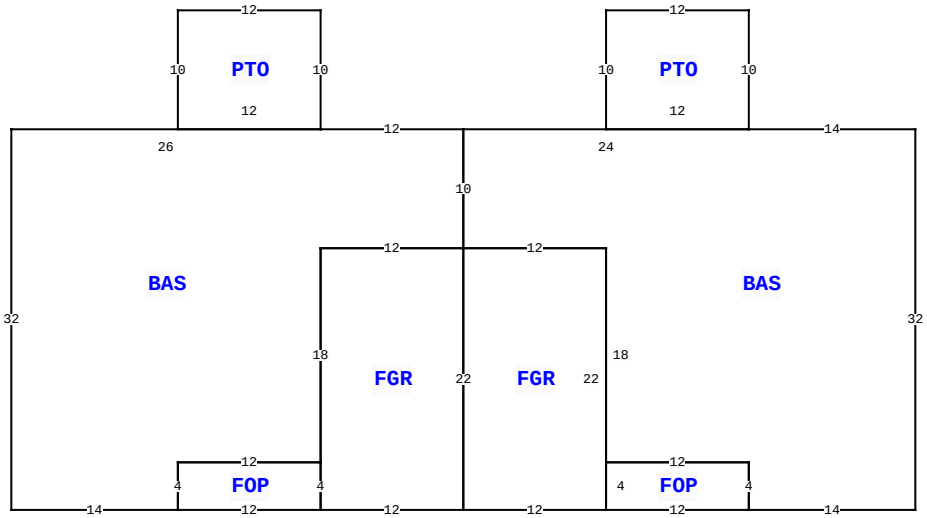
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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		MKT AREA 06
NEIGHBORHOOD/LOC	10417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	904	100		904	41,913
BAS	904	100		904	41,913
FGR	264	55		145	6,723
FGR	264	55		145	6,723
FOP	48	30		14	649
FOP	48	30		14	649
PTO	120	5		6	278
PTO	120	5		6	278
TOTALS	2,672			2,138	99,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,138	104.8950	89.16	190,624	1993	1993	0	0	0	48.00	52.00

1 DUPLEX 0% - 2021 Heated Area: 1808 HX Base Yr



2711 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	99,124
TOTAL MARKET OB/XF VALUE	2,329
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	136,453
SOH/AGL Deduction	1,461
ASSESSED VALUE	134,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,992
TOTAL JUST VALUE	136,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,313

LAND:1:1: 21,000 SF (0.48AC)

SALE:1:1: LOT 5 FAWNBROOK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6649	MULTIFAM	45,000	12/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/0996	6/11/2020	WD	Q	I	05	700,000
GRANTOR: BARBARA HUBBARD						
GRANTEE: ALLEN & HEATHER MAR						
0768/0917	12/07/1992	WD	Q	V		7,300
GRANTOR: LENVIL DICKS						
GRANTEE: WILLIAM HUBBARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N10 W12 S10 E12$ W24 BAS= W12 PTO= N10 W12 S10 E12$ W26 S32 E14 FOP= E12 N4 W12 S4$ N4 E12 FGR= S4 E12 N22 W12 S18$ N18 E12 N10$ S10 FGR= S22 E12 N22W12$ E12 S18 FOP= S4 E12 N4 W12$ E12 S4 E14 N32$.

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	1,628.00	UT	1.40	1.40	100	0	0	3	100	2,279	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 2,329

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-	100.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/11/2017 BY DF Total Acres: 0.48 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS