LOT 7 FAWNBROOK S/D.
818-1758, WD 1413-996,

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

2026

10-4S-17-08304-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

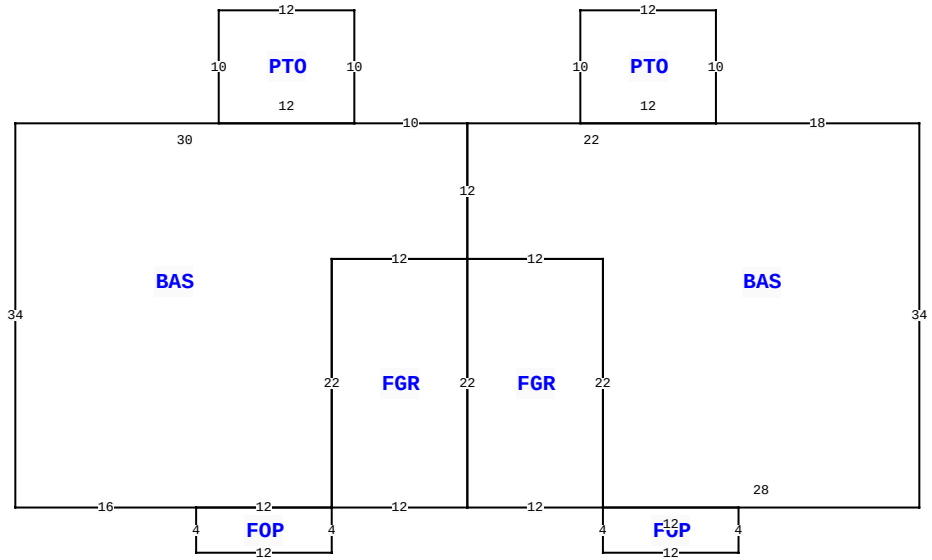
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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		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	1,096	100		1,096	56,877
BAS	1,096	100		1,096	56,877
FGR	264	55		145	7,525
FGR	264	55		145	7,525
FOP	48	30		14	727
FOP	48	30		14	727
PTO	120	5		6	311
PTO	120	5		6	311
TOTALS	3,056			2,522	130,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,522	108.0560	91.85	231,646	1996	1996	0	0	0	43.50	56.50

1 DUPLEX 0% - 2021 Heated Area: 2192 HX Base Yr



2675 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	130,880
TOTAL MARKET OB/XF VALUE	4,544
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	170,424
SOH/AGL Deduction	0
ASSESSED VALUE	170,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,424
TOTAL JUST VALUE	170,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,899

PRCL:0:8: N

LAND:1:1: 0.48 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10861	MULTIFAM	435	03/07/1996

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						
0818/1758	3/04/1996	WD	Q	V		8,500
GRANTOR: LENVIL DICKS						
GRANTEE: WILLIAM & BARBARA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N10 W12 S10 E12$ W30 S34 E16 FOP= S4 E12 N4 W12$ E12 FGR= E12 N22 W12 S22$ N22 E12 N12$ BAS= S12 FGR= S22 E12 N22 W12$ E12 S22FOP= S4 E12 N4 W12$ E28 N34 W18 PTO= N10 W12 S10 E12$ W22$.

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	2,996.00	UT	1.50	1.50	100	1996	1996	3	100	4,494	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 4,544

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-	1100.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/24/2020 BY KR Total Acres: 0.48 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS