BEG NE COR OF W1/2 OF OF NW1/4 R
W 50 FT, N 1980 FT, E 50 FT TO P
OF S1/2 OF SW1/4 OF NW1/4, EX TH

MCFARLAN MARVIN G OR GINGER M/MCFARLAN GINGER M
160 SW GINGER GLN
LAKE CITY, FL 32024

2026

11-4S-15-00335-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

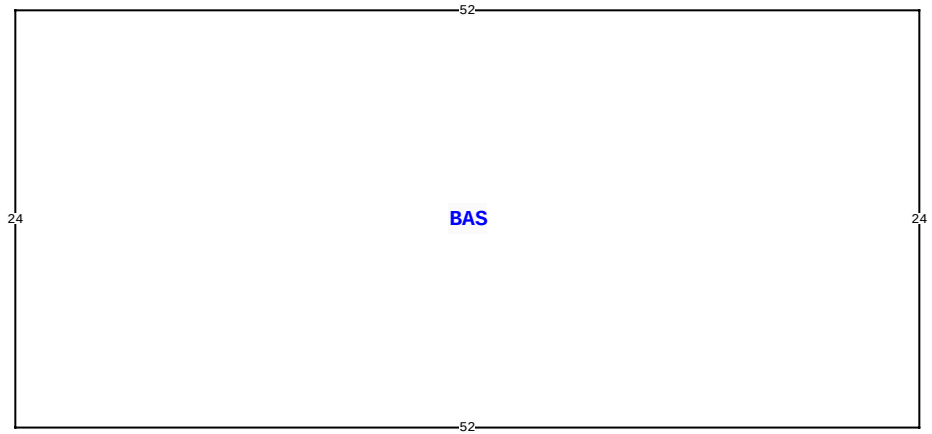
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	74,784
TOTALS	1,248			1,248	74,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	115.9000	108.95	135,970	1995	1995	0	0	0	45.00	55.00

3 MANUF 1 100% - 2001 Heated Area: 1248 HX Base Yr 2001



160 SW GINGER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,784
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		65,340
TOTAL MARKET VALUE		104,257
SOH/AGL Deduction		61,593
ASSESSED VALUE		42,664
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,664
TOTAL JUST VALUE		150,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,124

PRMT:2:1: MUNRO MH RES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17346	M H	125	08/22/2000
16137	PUMP/UTPOL	30	10/12/1999
15912	M H	125	08/17/1999
11316	M H	125	06/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1163/0662	7/24/2008	AG	Q	V	01	37,300
GRANTOR: TERRY KELLY						
GRANTEE: MARVIN G MCFARLAN						
1149/2131	5/05/2008	WD	Q	I	01	100
GRANTOR: TERRY KELLY						
GRANTEE: GENE OR GINGER MCFA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0255	MBL HOME S	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	5.26	AC		1.00	1.00	1.00	280.00	280.00	1,473							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.26	AC		1.00	1.00	1.00	9,000.00	9,000.00	47,340							

REVIEW DATE 03/14/2024 BY JB Total Acres: 7.26 Total Land Value: 19,473 Market: 47,340 Agricultural: 1,473 Common: 18,000 PRINTED 11/17/2025 BY SYS