

COMM NW COR OF S1/2 OF SW1/4, RU
E R/W BISHOP RD, CONT E 417.38 F
CONT E 418.32 FT, SW 7 DEG 528.0

McFARLAND KELLY L/MCFARLAND MONTE C
1044 PINEY Z PLANTATION RD
TALLAHASSEE, FL 32311

2026

35-4S-16-03298-006



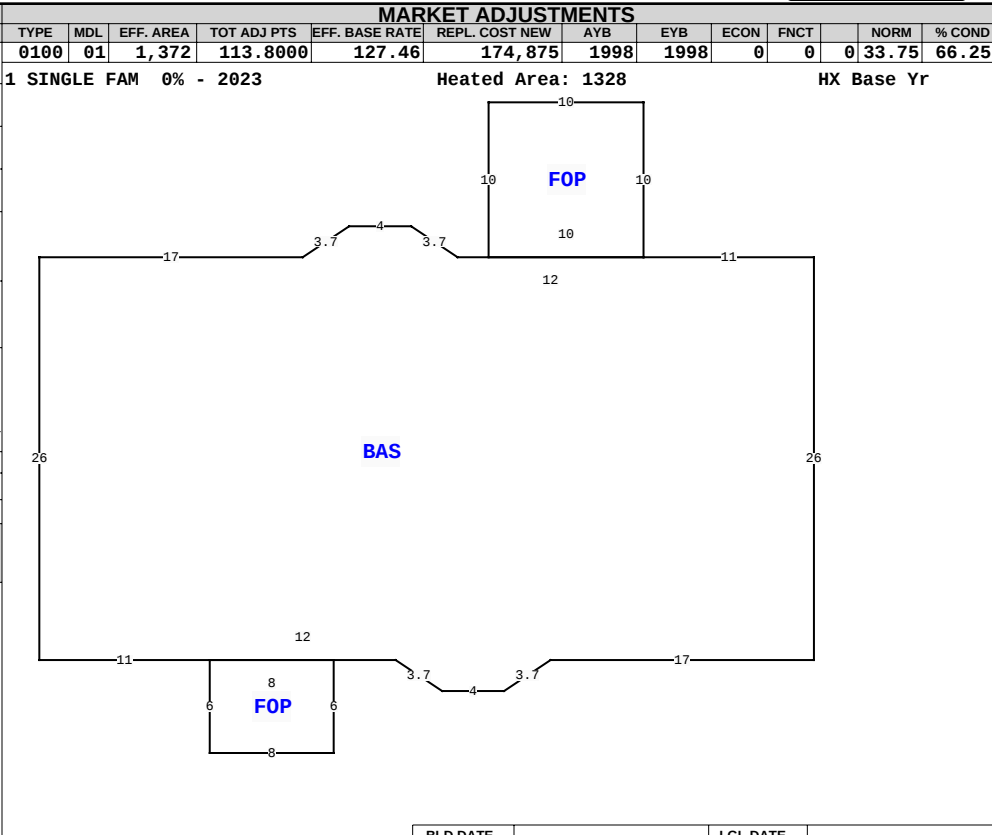
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100		1,328	112,139
FOP	48	30		14	1,182
FOP	100	30		30	2,533
TOTALS	1,476			1,372	115,855

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	0	25	36	1.00	UT	0.00
2	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	5.00



254 SW INDEPENDENCE GLN, LAKE CITY				BLD DATE						LGL DATE		04/07/2025	MLU
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	1998	1998	3	100	1, 200				
1.00	UT	0.00	0.00	100	1998	1998	3	100	500				
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		115,855	
TOTAL MARKET OB/XF VALUE		1,700	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		172,555	
SOH/AGL Deduction		0	
ASSESSED VALUE		172,555	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		172,555	
TOTAL JUST VALUE		172,555	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		174,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14243	SFR	220	07/07/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0992/0839	8/14/2003	WD	Q	I	
GRANTOR: DONALD H & ALTHEA M C					SALE PRICE
GRANTEE: KELLY L & MONTE C M					84,500
0854/1024	2/03/1998	WD	U	V	
GRANTOR: GEARL DEWAYNE & FRANC					100
GRANTEE: DONALD H & ALETHEA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 FOP= N10 W10 S10 E10\$ W12 U2 L3 W4 L3 D2 W17 S26 E11 FOP= S6 E8 N6 W8\$ E12 D2 R3 E4 R3 U2 E17 N26\$.									