W DIV: LOT 3 BLOCK 1 MCFARLANE P

352-304, 672-114, 804-1656, WD 1

SPARKS HOLDINGS LLC
295 NW COMMONS LOOP, STE 115-3
LAKE CITY, FL 32055

2026

00-00-00-12498-000

BUILDING CHARACTERISTICS

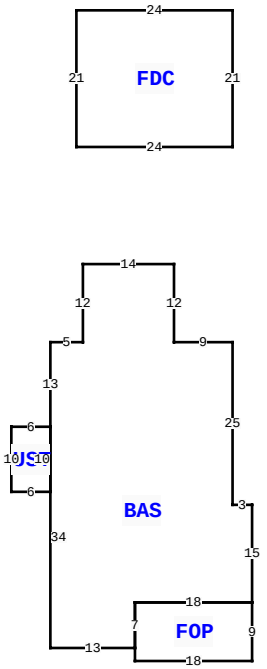
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100		1,424	46,715
FDC	504	40		202	6,627
FOP	162	30		49	1,608
UST	60	40		24	788
TOTALS	2,150			1,699	55,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,699	88.6578	65.61	111,471	1920	1970	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2022 Heated Area: 1424 HX Base Yr



157 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	55,736
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	72,736
SOH/AGL Deduction	976
ASSESSED VALUE	71,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,760
TOTAL JUST VALUE	72,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043945	Electrical Servic	1,200	03/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2538	12/10/2021	WD	U	I	11	0
GRANTOR: MCCRANIE LANDS I LLC						
GRANTEE: SPARKS HOLDINGS LLC						
1357/2503	4/11/2018	WD	U	I	37	57,200
GRANTOR: LAKE CITY LLC						
GRANTEE: MCCRANIE LANDS I LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N12 W14 S12 W5 S13 UST= W6 S10 E6 N10$ S34 E13 FOP= S2 E18 N9 W18 S7$ N7 E18 N15 W3 N25$ PTR=N30 FDC= N21 W24 S21 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	1700	C	1STORY OFF	0		*RSF	-350.00	150.00	7,500.00	SF		1.00	1.00	1.00	2.00	2.00	15,000							

REVIEW DATE 03/21/2022 BY JB Total Acres: 0.17 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 06/22/2026 BY SYS