W DIV: LOT 3 BLOCK 2 MCFARLANE P
SE COR OF BLK 2 MCFARLANE PARK S
W 100.09 FT FOR POB, CONT W 50.0

IC CONSTRUCTION LLC
818 W DUVAL ST
LAKE CITY, FL 32055

2026

00-00-00-12501-000

BUILDING CHARACTERISTICS

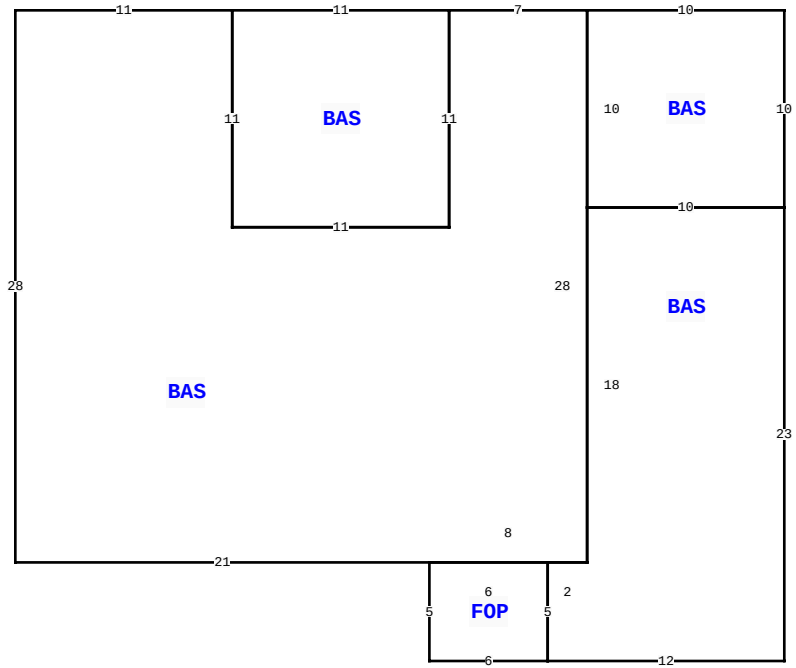
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	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	100	100		100	9,070
BAS	121	100		121	10,975
BAS	240	100		240	21,769
BAS	691	100		691	62,674
FOP	30	30		9	816
TOTALS	1,182			1,161	105,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,161	122.4000	139.54	162,006	1959	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1152 HX Base Yr



818 W DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	105,304
TOTAL MARKET OB/XF VALUE	1,050
TOTAL LAND VALUE - MARKET	32,100
TOTAL MARKET VALUE	138,454
SOH/AGL Deduction	37,618
ASSESSED VALUE	100,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,836
TOTAL JUST VALUE	138,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046875	Roof Replacement	7,200	03/30/2023
1609	REMODEL	10	08/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/2014	3/09/2021	QC	U	I	11	0
GRANTOR: CITY OF LAKE CITY						
GRANTEE: IC CONSTRUCTION, LL						
1317/0971	6/14/2016	WD	Q	I	01	49,000
GRANTOR: ALBERT G TALLEY						
GRANTEE: IC CONSTRUCTION LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-10,-10] W7 S11 W11 N11 W11 S28 E21 E8 N28 $
BAS=[ORIG=-10,18] W2 S5 E12 N23 W10 S18 $
BAS=[ORIG=-17,-10] W11 S11 E11 N11 $
BAS=[ORIG=0,0] N10 W10 S10 E10 $
FOP=[ORIG=-18,18] S5 E6 N5 W6 $
.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,500.00	1,500.00	50	1993	1993	3	50	750	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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		*CG	0.00	0.00	1,000.00	SF		1.00	1.00	1.00	6.00	6.00	6,000							
2	1700	C	1STORY OFF	0		CG	0.00	0.00	4,350.00	SF		1.00	1.00	1.00	6.00	6.00	26,100							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.12 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 05/08/2026 BY SYS