W DIV: LOTS 23 & 24 BLOCK 2 MCFA
COMM SE COR OF BLK 2 MCFARLANE P
134.20 FT FOR POB, W 100.09 FT,

CATHEY MELLER CREEL, LLC
277 SE ELM LP
LAKE CITY, FL 32025

2027

00-00-00-12512-000

BUILDING CHARACTERISTICS

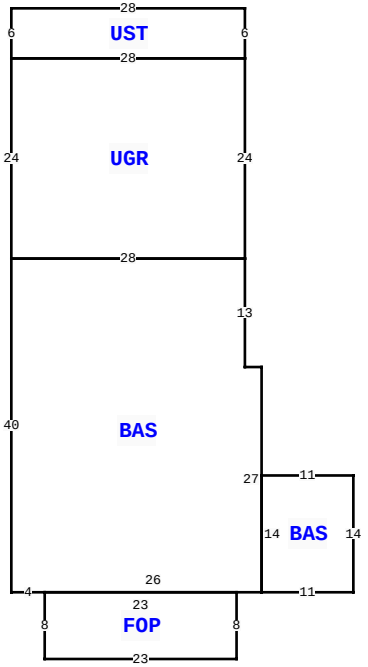
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
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	154	100		154	10,195
BAS	1,174	100		1,174	77,722
FOP	184	30		55	3,641
UGR	672	45		302	19,993
UST	168	45		76	5,032
TOTALS	2,352			1,761	116,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	92.5880	101.85	179,358	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1328 HX Base Yr



144 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	116,583
TOTAL MARKET OB/XF VALUE	750
TOTAL LAND VALUE - MARKET	14,062
TOTAL MARKET VALUE	131,395
SOH/AGL Deduction	0
ASSESSED VALUE	131,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,395
TOTAL JUST VALUE	131,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/2022	3/09/2021	QC	U	I	11	0
GRANTOR: CITY OF LAKE CITY						
GRANTEE: CATHEY MELLER CREEL						
1305/0041	11/24/2015	QC	U	I	11	100
GRANTOR: CATHEY CREEL						
GRANTEE: CATHEY MELLER CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N6 W28 S6 E28$ UGR= W28S24 BAS= S40 E4 FOP= S8 E23 N8 W23$ E26 BAS= E11 N14 W11 S14$ N27 W2 N13 W28$ E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 750

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	0100	C	SFR	0		*RSF-1	100.00	125.00	12,500.00	SF		1.00	1.00	0.90	1.25	1.13	14,062							

REVIEW DATE 08/31/2016 BY DF Total Acres: 0.29 Total Land Value: 14,062 Market: 0 Agricultural: 0 Common: 14,062 PRINTED 11/16/2026 BY SYS