W DIV: LOTS 3 & 4 BLOCK 3 MCFARL
STRIP OF AN UNNAMED ALLEY APPROX
LYING S OF LOTS 3 & 4 BLOCK 3 MC

FLORIDA FIRST COAST INVESTMENT CORP
677 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

**2027**

**00-00-00-12514-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 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 | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

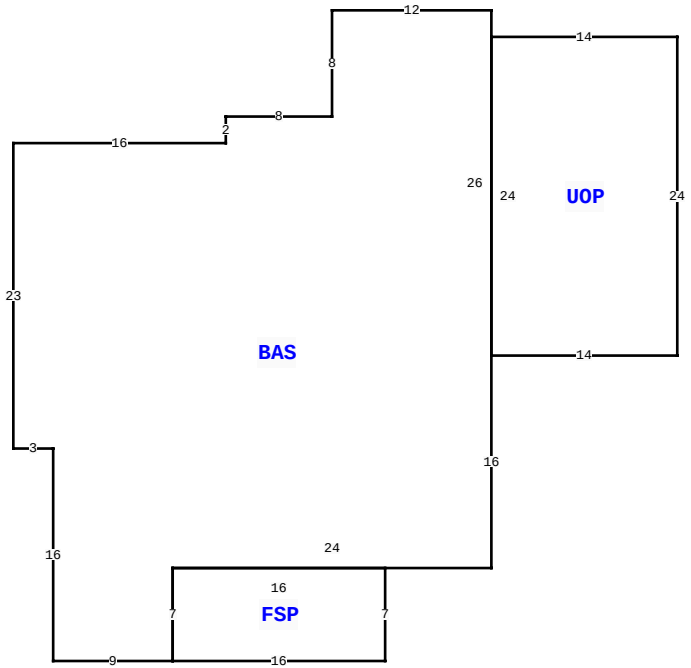
NEIGHBORHOOD/LOC 840317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,324 | 100 | | 1,324 | 17,040 |
| FSP | 112 | 40 | | 45 | 579 |
| UOP | 336 | 20 | | 67 | 862 |
| TOTALS | 1,772 | | | 1,436 | 18,481 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,436 | 58.5000 | 64.35 | 92,407 | 1910 | 1940 | 0 | 0 | 50 | 35.00 | 20.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1324 HX Base Yr




818 SW LAUREL LN, 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 70 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 18,481 |
| TOTAL MARKET OB/XF VALUE | 370 |
| TOTAL LAND VALUE - MARKET | 14,211 |
| TOTAL MARKET VALUE | 33,062 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 33,062 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 33,062 |
| TOTAL JUST VALUE | 33,062 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 33,398 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047359 | Roof Replacement | 6,600 | 06/01/2023 |
| 000046980 | Electrical Servic | 0 | 04/17/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1568/549 | 2/28/2023 | WD | U | I | 11 | 0 |
| GRANTOR: ELLOR GAY E | | | | | | |
| GRANTEE: FLORIDA FIRST COAST | | | | | | |
| 1485/1734 | 2/28/2023 | WD | U | I | 37 | 25,000 |
| GRANTOR: ELLOR GAY E | | | | | | |
| GRANTEE: FLORIDA FIRST COAST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 S8 W8 S2 W16 S23 E3 S16 E9 FSP= E16 N7 W16 S7$ N7E24 N16 UOP= E14 N24 W14 S24$N26$.

## LAND DESCRIPTION

TOTAL OB/XF 370

| 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 | 12,632.00 | SF | | 1.00 | 1.00 | 0.90 | 1.25 | 1.13 | 14,211 | | | | | | | |

REVIEW DATE 05/09/2023 BY ME Total Acres: 0.29 Total Land Value: 14,211 Market: 0 Agricultural: 0 Common: 14,211 PRINTED 11/16/2026 BY SYS