W DIV: LOTS 5 & 6 BLOCK 3 MCFARL
STRIP OF AN UNNAMED ALLEY APPROX
LYING S OF LOTS 5 & 6 BLOCK 3 MC

FLORIDA FIRST COAST INVESTMENT
955 SW BAYA DR
LAKE CITY, FL 32025

2027

00-00-00-12515-000

BUILDING CHARACTERISTICS

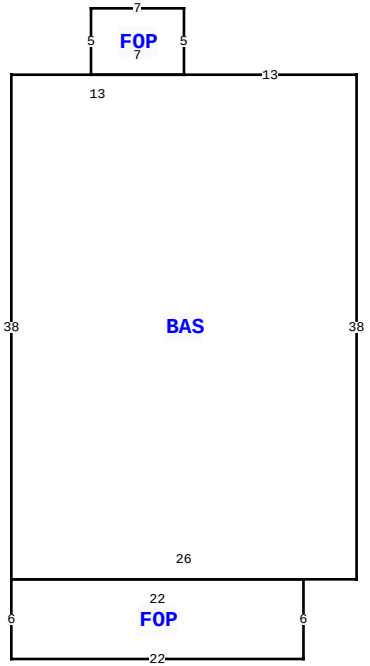
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	988	100		988	73,397
FOP	35	30		10	743
FOP	132	30		40	2,972
TOTALS	1,155			1,038	77,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,038	103.8960	114.29	118,633	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 988 HX Base Yr



846 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	300.00	300.00	50	0	0	3	50	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	77,111
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	24,502
TOTAL MARKET VALUE	101,763
SOH/AGL Deduction	0
ASSESSED VALUE	101,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,763
TOTAL JUST VALUE	101,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/219	10/26/2022	QC	U	I	11	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: FLORIDA FIRST COAST						
1060/2579	10/04/2005	WD	Q	I	03	155,000
GRANTOR: PHILLIP W THOMAS						
GRANTEE: FLORIDA FIRST COAST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N5 W7 S5 E7$ W13 S38 FOP= S6 E22 N6 W22$ E26 N38$.

LAND DESCRIPTION

TOTAL OB/XF 150

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	13,068.00	SF		1.00	1.00	1.50	1.25	1.88	24,502							

REVIEW DATE 08/31/2016 BY DF Total Acres: 0.30 Total Land Value: 24,502 Market: 0 Agricultural: 0 Common: 24,502 PRINTED 11/16/2026 BY SYS