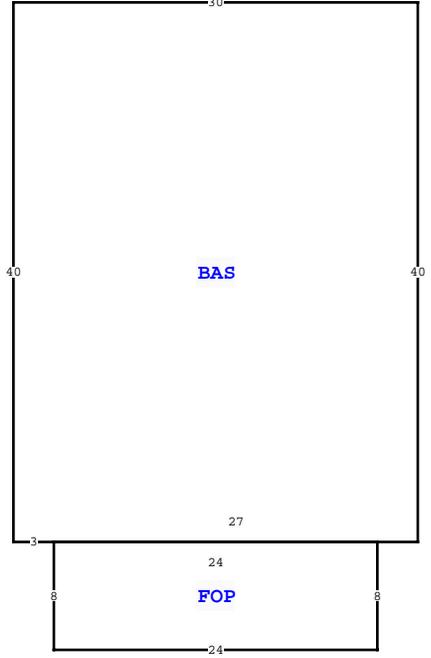


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	14 CARPET 70
Interior Floo	06 VINYL ASB 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
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
BAS	1,200
FOP	192
PCT OF BASE	100
YEAR	
TOT ADJ AREA	1,200
SUBAREA MARKET VALUE	62,119
	58
	3,002
TOTALS	1,392
	1,258
	65,122

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2024	79.64	100,187	1956	1956	0	0	35.00	65.00	Heated Area: 1200 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		65,122	
TOTAL MARKET OB/XF VALUE		70	
TOTAL LAND VALUE - MARKET		8,906	
TOTAL MARKET VALUE		74,098	
SOH/AGL Deduction		0	
ASSESSED VALUE		74,098	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		74,098	
TOTAL JUST VALUE		74,098	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		72,961	
SALE:2:1: LOT 7 BLK 3 MCFARLANE PARK			
SALE:1:1: WD REPLACING AFD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
466	REMODEL	100	12/10/2014
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1486/1887	3/17/2023	WD Q	I 01 75,000
GRANTOR:H & A PROPERTIES LLC			
GRANTEE:FLORIDA FIRST COAST			
1364/1255	7/03/2018	QC U	I 11 100
GRANTOR:CITY OF LAKE CITY, FL			
GRANTEE:H & A PROPERTIES LL			

EXTRA FEATURES																	
L N	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	1993	1993	3	100	70	

TOTAL OB/XF													
858 SW LAUREL LN, LAKE CITY													
70													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-	350.00	125.00	6,250.00	SF		1.00	1.00	1.50	0.95	1.43	8,906							

TOTAL OB/XF													
70													

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W30 S40 E3 FOP= S8 E24 N8 W24\$ E27 N40\$.													