W DIV: LOT 4 BLOCK 5 MCFARLANE P
644-254-259, 647-279, 678-450, 8

SELBE CLIFFORD E/LOPEZ STEVEN (ESTATE)
3754 286TH TER
BRANFORD, FL 32008

**2026**

**00-00-00-12545-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

954 SW SPRING LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 4,940 |
| TOTAL LAND VALUE - MARKET | 9,375 |
| TOTAL MARKET VALUE | 14,315 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 14,315 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 14,315 |
| TOTAL JUST VALUE | 14,315 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 10,878 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 018 | ADDN SFR | 500 | 02/11/1994 |
| | | | |
| | | | |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1547/2389 | 8/26/2025 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (SELBE | | | | | | |
| GRANTEE: SELBE CLIFFORD E | | | | | | |
| 0843/1172 | 7/22/1997 | WD | Q | I | | 39,500 |
| GRANTOR: MORGAN | | | | | | |
| GRANTEE: SELBE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 8 | 10 | 80.00 | UT | 5.50 | 5.50 | 100 | 1993 | 1993 | 3 | 100 | 440 | |
| 3 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 5 | 0210 | GARAGE U | 0 | 0 | 13 | 21 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 2,500 | |
| 6 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 4,940

| 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 | 0700 | C | MISC RES | 0 | | *RSF | -250.00 | 125.00 | 6,250.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 9,375 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 08/30/2016 BY DF — Total Acres: 0.14 — Total Land Value: 9,375 — Market: 0 — Agricultural: 0 — Common: 9,375 — PRINTED 06/22/2026 BY SYS