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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	04/27/2022 MLU
INC DATE		AG DATE	

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	5,938
TOTAL MARKET VALUE	10,878
SOH/AGL Deduction	0
ASSESSED VALUE	10,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,878
TOTAL JUST VALUE	10,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
018	ADDN SFR	500	02/11/1994

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	

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	0.95	0.95	5,938							

REVIEW DATE 08/30/2016 BY DF Total Acres: 0.14 Total Land Value: 5,938 Market: 0 Agricultural: 0 Common: 5,938 PRINTED 05/08/2026 BY SYS