W DIV: LOT 8 BLOCK 5 MCFARLANE P

QC 1508-1566,

MARCUS FAMILY TRUST DATED FEBRUARY 19, 2024
3712 C DONOVAN DRIVE APT B
TALLAHASSEE, FL 32309

2026

00-00-00-12548-000

BUILDING CHARACTERISTICS

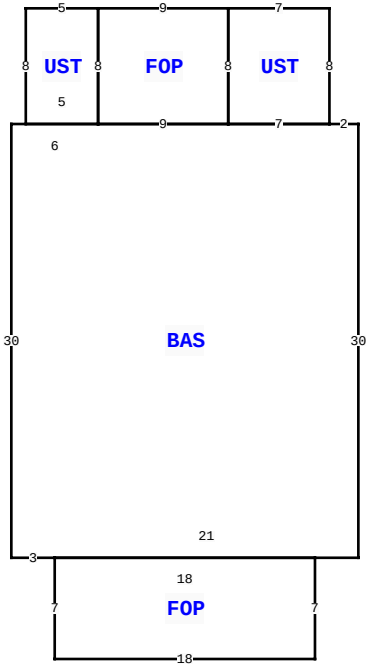
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	720	100		720	54,382
FOP	72	30		22	1,661
FOP	126	30		38	2,870
UST	40	45		18	1,360
UST	56	45		25	1,888
TOTALS	1,014			823	62,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	823	103.7520	116.20	95,633	1940	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 720 HX Base Yr



990 SW SPRING LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	62,161
TOTAL MARKET OB/XF VALUE	1,020
TOTAL LAND VALUE - MARKET	9,375
TOTAL MARKET VALUE	72,556
SOH/AGL Deduction	0
ASSESSED VALUE	72,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,556
TOTAL JUST VALUE	72,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1566	2/19/2024	QC	U	I	11	100
GRANTOR: MARCUS CHARLES R						
GRANTEE: MARCUS FAMILY TRUST						
0567/0751	7/01/1985	WD	Q	I	01	27,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N8 W7 S8 E7$ BAS= W7 FOP= N8 W9 S8 E9$ W9 UST= N8W5 S8 E5$ W6 S30 E3 FOP= S7 E18 N7 W18$ E21 N30 W2$.

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	0060	CARPORT F	0	0	9	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	8	10	80.00	UT	3.50	3.50	25	1993	1993	3	25	70	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,020

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	250.00	125.00	6,250.00	SF		1.00	1.00	1.00	1.50	1.50	9,375							

REVIEW DATE 08/30/2016 BY DF Total Acres: 0.14 Total Land Value: 9,375 Market: 0 Agricultural: 0 Common: 9,375 PRINTED 06/23/2026 BY SYS