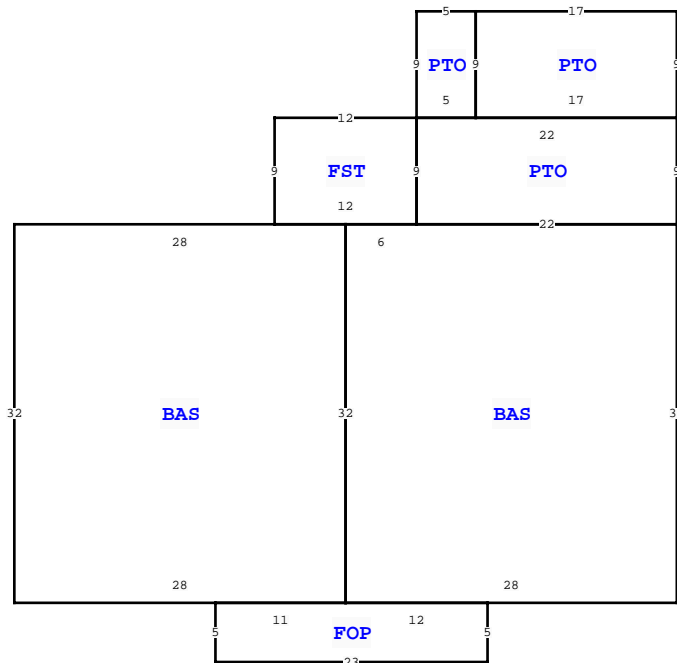


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPELX	0%	- 2026									Heated Area: 1792 HX Base Yr	



Quality		05 05			
DOR CODE		0800MULTI-FAM <10			
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	896	100		896	45,387
BAS	896	100		896	45,387
FOP	115	30		34	1,723
FST	108	55		59	2,989
PTO	45	5		2	102
PTO	153	5		8	405
PTO	198	5		10	507
TOTALS	2,411			1,905	96,498

328 SW MCFARLANE AVE, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0060	CARPORT F	0	0	12	21	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0294	SHED WOOD/	0	0	8	12	UT	3.50	3.50	25	1993	1993	3	25	84	
5	0294	SHED WOOD/	0	0	10	10	UT	3.50	3.50	25	1993	1993	3	25	88	

LAND DESCRIPTION														TOTAL OB/XF										
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	0800	C	MULTI-FAM	0		*RSF	226.00	125.00	15,750.00	SF		1.00	1.00	1.20	2.00	2.40	37,800							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		191,898	
TOTAL MARKET OB/XF VALUE		1,572	
TOTAL LAND VALUE - MARKET		37,800	
TOTAL MARKET VALUE		231,270	
SOH/AGL Deduction		0	
ASSESSED VALUE		231,270	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		231,270	
TOTAL JUST VALUE		231,270	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0173	REROOF -METAL OVE		03/03/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2288	6/30/2025	WD	Q	I	01	325,000

GRANTOR: HUNTLEE INVESTMENTS I
GRANTEE: SAMSUM LLC
0835/0790 2/20/1997 WD Q I 102,000
GRANTOR: THOMAS J PIAZZA
GRANTEE: HUNTLEE INVESTMENTS

BUILDING NOTES

BUILDING DIMENSIONS
PTO= N9 PTO= N9 W17 PTO= W5 S9 E5 N9\$ S9 E17\$ W22 S9 E22\$ BAS= W22 FST= N9W12 S9 E12\$ W6 BAS= W28 S32 E28 N32\$ S32 FOP= W11 S5 E23 N5 W12\$ E28 N32\$.

