



| BUILDING CHARACTERISTICS  |                  |              |                      |              |                      | MARKET ADJUSTMENTS              |        |           |                |                |                |             |        |         |                 | COLUMBIA COUNTY PROPERTY  |   |                             |      |         |      |     |    |        |  |  |  |
|---|------------------|--------------|----------------------|--------------|----------------------|---------------------------------|--------|-----------|----------------|----------------|----------------|-------------|--------|---------|-----------------|---|---|-----------------------------|------|---------|------|-----|----|--------|--|--|--|
| ELEMENT   | CD               | CONSTRUCTION |                      |              |                      | TYPE                            | MDL    | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB    | ECON    | FNCT            | NORM  | % COND  | VALUATION SUMMARY           |      |         |      |     |    |        |  |  |  |
|   |                  |              |                      |              |                      |                                 |        |           |                |                |                |             |        |         |                 |   | <b>VALUATION BY</b><br>Tax Group: 1 Tax Dist: STANDARD<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 8,312<br>TOTAL MARKET VALUE 8,312<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 8,312<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 8,312<br>TOTAL JUST VALUE 8,312<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 8,312 |                             |      |         |      |     |    |        |  |  |  |
| DOR CODE 0000 VACANT  |                  |              |                      |              |                      |                                 |        |           |                |                |                |             |        |         |                 | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   |   |                             |      |         |      |     |    |        |  |  |  |
| MAP NUM   |                  |              |                      |              |                      |                                 |        |           |                |                |                |             |        |         |                 |   |   |                             |      |         |      |     |    |        |  |  |  |
| NEIGHBORHOOD/LOC 840317.00 1.00/  |                  |              |                      |              |                      |                                 |        |           |                |                |                |             |        |         |                 |   |   |                             |      |         |      |     |    |        |  |  |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                                 |        |           |                |                |                |             |        |         |                 | <b>SALES DATA</b><br>OFF RECORD Number    DATE    TYPE INST    Q / V / I / RSN CD    SALE PRICE<br>1191/2006    2/15/2010    WD U    V    12    10,000<br>GRANTOR: DEUTSCHE BANK NATIONA<br>GRANTEE: GASTON E MCCALL<br>1180/1781    9/11/2009    CT U    I    18    100<br>GRANTOR: (CLERK OF COURT) RAY<br>GRANTEE: DEUTSCHE BANK NATIO |   |                             |      |         |      |     |    |        |  |  |  |
| TOTALS  |                  |              |                      |              |                      |                                 |        |           |                |                |                |             |        |         |                 | <b>BUILDING NOTES</b>   |   |                             |      |         |      |     |    |        |  |  |  |
| EXTRA FEATURES  |                  |              |                      |              |                      | 313 SW MCFARLANE AVE, LAKE CITY |        |           |                |                |                |             |        |         |                 | <b>BUILDING DIMENSIONS</b>  |   |                             |      |         |      |     |    |        |  |  |  |
| 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   |   |                             |      |         |      |     |    |        |  |  |  |
|   |                  |              |                      |              |                      |                                 |        |           |                |                |                |             |        |         |                 |   | <b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 0  |                             |      |         |      |     |    |        |  |  |  |
| L N   | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE                        | FRONT  | DEPTH     | TOT LND UTS    | UNIT TYPE      | D T            | DPHT FACT   | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE  | LAND VALUE  | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |
| 1   | 0000             | C            | VAC RES              | 0            |                      | *RSF                            | 200.00 | 125.00    | 12,500.00      | SF             |                | 1.00        | 1.00   | 0.70    | 0.95            | 0.67  | 8,312   |                             |      |         |      |     |    |        |  |  |  |
| REVIEW DATE 04/27/2022 BY MLU Total Acres: 0.29 Total Land Value: 8,312 Market: 0 Agricultural: 0 Common: 8,312 PRINTED 05/08/2026 BY SYS |                  |              |                      |              |                      |                                 |        |           |                |                |                |             |        |         |                 |   |   |                             |      |         |      |     |    |        |  |  |  |