W DIV: LOTS 3, 4 & E 19 FT LOT
5 BLOCK 9 MCFARLANE PARK S/D
EX RD R/W. ALSO THE N1/2 OF A

HABITAT INVESTORS LLC
421 SE ALFRED MARKHAM ST
LAKE CITY, FL 32025

2027

00-00-00-12583-000

BUILDING CHARACTERISTICS

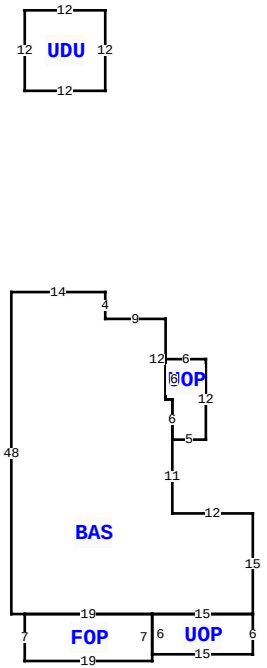
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	01	NONE 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	1,280	100		1,280	45,959
FOP	133	30		40	1,436
UDU	144	40		58	2,083
UOP	66	20		13	467
UOP	90	20		18	647
TOTALS	1,713			1,409	50,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,409	97.0410	71.81	101,180	1939	1975	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1280 HX Base Yr



846 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	50,590
TOTAL MARKET OB/XF VALUE	8,679
TOTAL LAND VALUE - MARKET	65,450
TOTAL MARKET VALUE	124,719
SOH/AGL Deduction	0
ASSESSED VALUE	124,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,719
TOTAL JUST VALUE	124,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
401	MAINT/ALTR	50	09/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/0432	5/03/2013	WD	Q	I	05	212,500
GRANTOR: MARTHA O CARTER						
GRANTEE: HABITAT INVESTORS L						
1070/0042	12/13/2005	WD	Q	I	01	100
GRANTOR: CARL I CARTER						
GRANTEE: MARTHA O CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S48 E2 FOP= S7 E19 N7 W19$ E19 UOP= S6 E15 N6 W15$ E15 N15 W12 N11 UOP= E5 N12 W6 S6 E1 S6$ N6 W1 N12 W9 N4$ PTR=N30 UDU= N12 W12 S12E12$S30$.

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	0166	CONC,PAVMT	0	0	0	0	4,610.00	UT	1.50	1.50	100	2001	2001	3	100	6,915	
2	0119	MASONRY WA	0	0	0	0	392.00	UT	4.50	4.50	100	2001	2001	3	100	1,764	

LAND DESCRIPTION

TOTAL OB/XF 8,679

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	1700	C	1STORY OFF	0		*RSF-2	119.00	100.00	11,900.00	SF		1.00	1.00	1.00	5.50	5.50	65,450							

REVIEW DATE 09/07/2016 BY DF Total Acres: 0.27 Total Land Value: 65,450 Market: 0 Agricultural: 0 Common: 65,450 PRINTED 11/17/2026 BY SYS