W DIV: LOTS 7 & 8 BLOCK 9 MCFARL
ALSO THE S1/2 OF AN UNNAMED 20 F
NORTH OF LOTS 7 & 8, BLOCK 9, MC

HUNTLEE INVESTMENTS INC
1288 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2027

00-00-00-12585-000

BUILDING CHARACTERISTICS

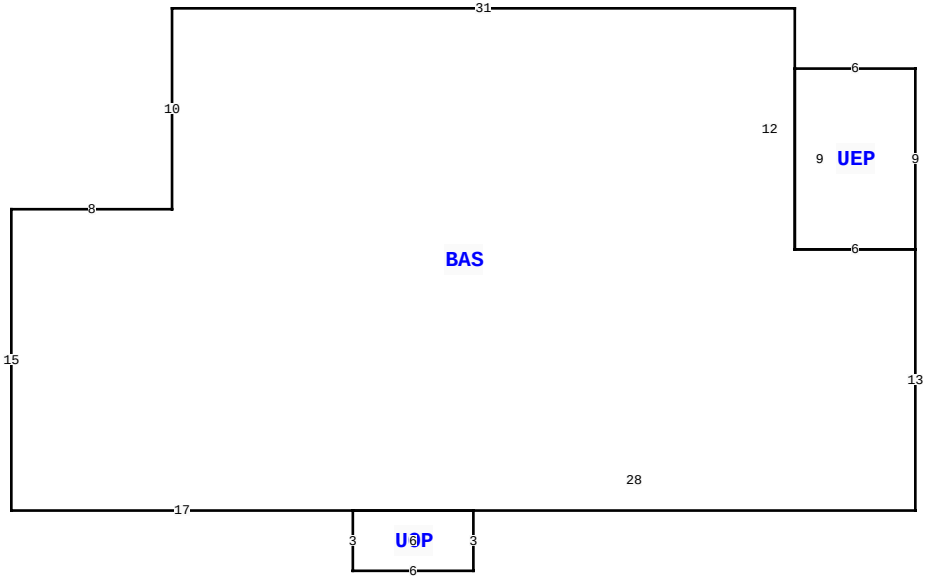
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	973	100		973	75,059
UEP	54	60		32	2,469
UOP	18	20		4	309
TOTALS	1,045			1,009	77,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,009	107.8920	118.68	119,748	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 973 HX Base Yr



279 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	77,836
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	10,938
TOTAL MARKET VALUE	88,824
SOH/AGL Deduction	0
ASSESSED VALUE	88,824
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,824
TOTAL JUST VALUE	88,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/273	6/06/2024	WD	U	I	11	100
GRANTOR: HUNTER GLENN J						
GRANTEE: HUNTLEE INVESTMENTS						
1028/1040	9/24/2004	QC	Q	V	01	100
GRANTOR: CARL IVEY CARTER						
GRANTEE: GLENN J HUNTER (20-						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S10 W8 S15 E17 UOP= S3 E6 N3 W6$ E28 N13 UEP= N9 W6 S9E6$ W6 N12$.

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	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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-2	100.00	125.00	12,500.00	SF		1.00	1.00	0.70	1.25	0.88	10,938							

REVIEW DATE 09/07/2016 BY DF Total Acres: 0.29 Total Land Value: 10,938 Market: 0 Agricultural: 0 Common: 10,938 PRINTED 11/17/2026 BY SYS