W DIV: LOTS 1, 2, 3 & 4 BLOCK 10 MCFARLANE PARK S/D & PART OF CLOSED ALLEY DESC IN QC

JOYE TSCHARNA H
740 SW LAUREL LANE
LAKE CITY, FL 32025

2026

00-00-00-12586-000

BUILDING CHARACTERISTICS

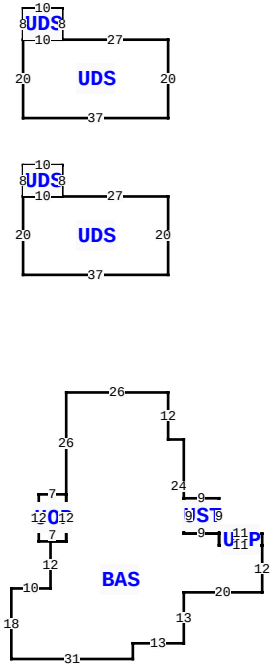
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	08	WD OR PLY 40
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,507	100		2,507	163,949
UDS	80	55		44	2,878
UDS	80	55		44	2,878
UDS	740	55		407	26,616
UDS	740	55		407	26,616
UOP	33	20		7	458
UOP	84	20		17	1,112
UST	81	45		36	2,354
TOTALS	4,345			3,469	226,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,469	89.8317	100.61	349,016	1925	1925	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 2507 HX Base Yr 1998



740 SW LAUREL LN, LAKE CITY

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

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	0040	BARN,POLE	0	100	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0070	CARPORT UF	0	100	12	16	192.00	UT	1.50	1.50	100	1993	1993	3	100	288	
3	0296	SHED METAL	0	100	18	59	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0020	BARN,FR	0	100	18	60	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,620	
6	0070	CARPORT UF	0	100	11	16	176.00	UT	1.50	1.50	100	1993	1993	3	100	264	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		226,860
TOTAL MARKET OB/XF VALUE		5,372
TOTAL LAND VALUE - MARKET		22,281
TOTAL MARKET VALUE		254,513
SOH/AGL Deduction		156,041
ASSESSED VALUE		98,472
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		42,061
TOTAL JUST VALUE		254,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
183	MAINT/ALTR	50	05/14/2014
00358			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/1249	7/03/2018	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: LARRY G JOYE & TSCH						
0850/1987	12/19/1997	WD	Q	I	01	100
GRANTOR: LARRY G & TSCHARNA H						
GRANTEE: LARRY G JOYE & TSCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S26 UOP= W7 S12 E7 N12$ S12 W4 S12 W10S18 E31 N4 E13 N13 E20 N12 UOP= N3 W11 S3 E11$ W11 N3 UST= N9 W9 S9 E9$ W9 N 24 W4 N12$ PTR= N30 UDS= N20 W27 UDS= N8 W10 S8 E10$ W10 S20 E37$ S30$ PTR= N70 UDS= N20 W27 UDS= N8 W10 S8 E10$ W10 S20 E37$ S70$.

LAND DESCRIPTION

TOTAL OB/XF 5,372

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	100		*RSF	-200.00	135.00	27,007.00	SF		1.00	1.00	0.75	1.10	0.83	22,281							

REVIEW DATE 09/11/2024 BY JS Total Acres: 0.62 Total Land Value: 22,281 Market: 0 Agricultural: 0 Common: 22,281 PRINTED 06/22/2026 BY SYS