W DIV: LOTS 7 & 8 BLOCK 10
MCFARLANE PARK S/D & PORTION
OF CLOSED ALLEY DESC IN QC

RBG-R LLC
1850 COLWOOD CT
JACKSONVILLE, FL 32217

2026

00-00-00-12588-000

BUILDING CHARACTERISTICS

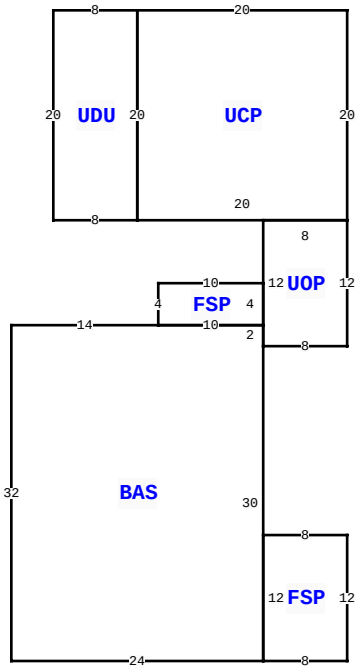
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	768	100		768	36,222
FSP	40	40		16	755
FSP	96	40		38	1,792
UCP	400	20		80	3,773
UDU	160	55		88	4,150
UOP	96	20		19	896
TOTALS	1,560			1,009	47,588

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	63.6480	72.56	73,213	1925	1956	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr



211 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	47,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,566
TOTAL MARKET VALUE	118,154
SOH/AGL Deduction	0
ASSESSED VALUE	118,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,154
TOTAL JUST VALUE	118,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/1247	7/03/2018	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: RBG-R LLC						
1104/0206	11/28/2006	WD	Q	I	01	100
GRANTOR: BEDOYA						
GRANTEE: RBG-R LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S32 E24 FSP= E8 N12W8 S12$ N30 UOP= E8 N12 UCP= N20 W20 UDU= W8 S20 E8 N20$ S20 E20$ W8 S12$ N2 FSP= N4 W10 S4 E10$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	200.00	118.00	11,761.00	SF		1.00	1.00	1.00	6.00	6.00	70,566							

REVIEW DATE 09/06/2016 BY DF Total Acres: 0.27 Total Land Value: 70,566 Market: 0 Agricultural: 0 Common: 70,566 PRINTED 05/08/2026 BY SYS