W DIV: ALL BLOCK 13 MCFARLANE
PARK S/D.

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

**2026**

**00-00-00-12598-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
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| DOR CODE | 8900 | MUNICIPAL IMP-EX | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 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 | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 144,788 |
| TOTAL MARKET VALUE | | 144,788 |
| SOH/AGL Deduction | | 14,480 |
| ASSESSED VALUE | | 130,308 |
| TOTAL EXEMPTION VALUE | 04 | 130,308 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 144,788 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 118,462 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |
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## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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TOTAL OB/XF 0

## LAND DESCRIPTION

| 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 | 8900 | C | MUNICIPAL | 0 | | *RSF | -195.00 | 270.00 | 52,650.00 | SF | | 1.00 | 1.00 | 0.50 | 5.50 | 2.75 | 144,788 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/11/2026 BY MLU Total Acres: 1.21 Total Land Value: 144,788 Market: 0 Agricultural: 0 Common: 144,788 PRINTED 06/22/2026 BY SYS