W DIV: LOT 2 BLOCK 19
MCFARLANE PARK S/D.
392-314, 624-684, 626-230,

THOMAS DUANE E/THOMAS KAREN K
206 S MARION AVE
LAKE CITY, FL 32025

2027

00-00-00-12608-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

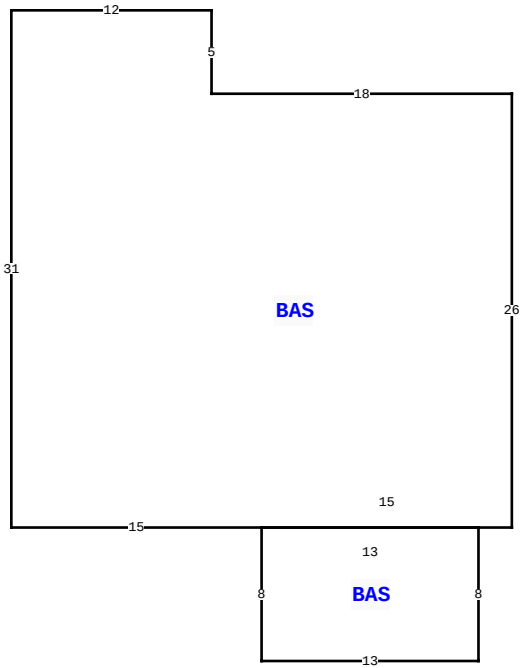
NEIGHBORHOOD/LOC 840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	7,903
BAS	840	100		840	63,833
TOTALS	944			944	71,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	944	111.6213	82.60	77,974	1945	2015	0	0	0	8.00	92.00

2 OFFICE LOW 0% - 0 Heated Area: 944 HX Base Yr



208 SW WALL TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	71,736
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	9,750
TOTAL MARKET VALUE	81,886
SOH/AGL Deduction	0
ASSESSED VALUE	81,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,886
TOTAL JUST VALUE	81,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,886

SALE:1:1: LOT 2 BLK 19 MCFARLANE PARK S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0717	8/07/2015	WD	U	I	37	100,000
GRANTOR: ALLEN D & CHING P COL						
GRANTEE: DUANE E & KAREN K T						
0857/1381	4/27/1998	WD	Q	I		36,000
GRANTOR: SHAW						
GRANTEE: COLEMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S31 E15 BAS= S8 E13 N8 W13$ E15 N26 W18 N5$.

LAND DESCRIPTION

TOTAL OB/XF 400

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-	250.00	130.00	6,500.00	SF		1.00	1.00	1.00	1.50	1.50	9,750							

REVIEW DATE 03/16/2020 BY ME Total Acres: 0.15 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 11/17/2026 BY SYS