

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

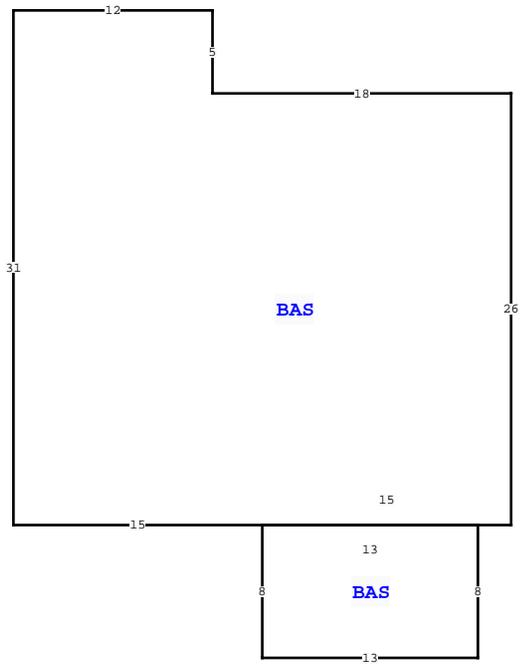
THOMAS DUANE E/THOMAS KAREN K  
 206 S MARION AVE  
 LAKE CITY, FL 32025

**2026**

00-00-00-12608-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	104	100	
BAS	840	100	
TOTALS	944		73,674

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2	OFFICE LOW	0%	- 0		84.83	80,080	1945	2015	0	0	8.00	92.00		
				Heated Area: 944					HX Base Yr					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		73,674			
TOTAL MARKET OB/XF VALUE		400			
TOTAL LAND VALUE - MARKET		6,175			
TOTAL MARKET VALUE		80,249			
SOH/AGL Deduction		0			
ASSESSED VALUE		80,249			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		80,249			
TOTAL JUST VALUE		80,249			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		79,091			
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						

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
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				04/27/2022 MLU			

BUILDING NOTES													

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

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.95	0.95	6,175							