

S DIV: BEG INTERS OF W LINE MCFA  
 N LINE OF BLOCK 310, RUN S 25 FT  
 113.35 FT, W 116 FT, N TO A PT 2

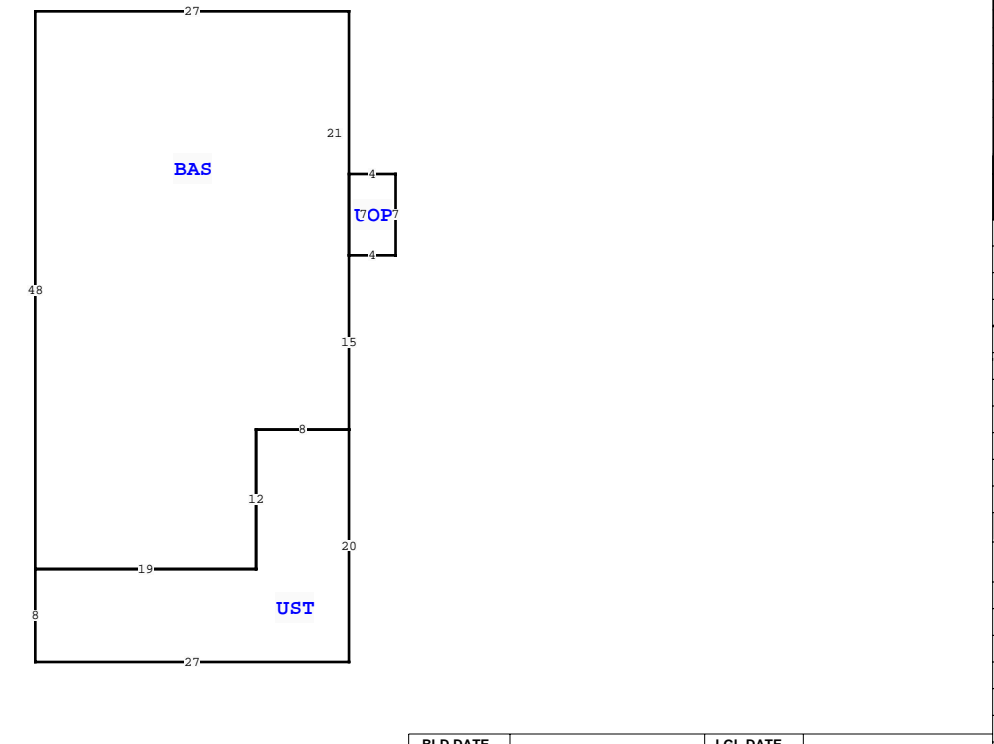
CATHEY MELLER CREEL LLC  
 277 SE ELM LOOP  
 LAKE CITY, FL 32025

**2026**

00-00-00-13917-000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 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	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,346	89.0000	99.68	134,169	1959	1959	0	0	0	35.00	65.00		



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	870317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	77,750
UOP	28	20		6	389
UST	312	45		140	9,071
TOTALS	1,540			1,346	87,210

398 SW MCFARLANE AVE, LAKE CITY  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 05/12/2026 MLU

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	200	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF													
500													

LAND DESCRIPTION																								
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-2	0.00	0.00	13,850.00	SF		1.00	1.00	0.80	1.00	0.80	11,080							

TOTAL OB/XF													
500													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	87,210		
TOTAL MARKET OB/XF VALUE	500		
TOTAL LAND VALUE - MARKET	11,080		
TOTAL MARKET VALUE	98,790		
SOH/AGL Deduction	0		
ASSESSED VALUE	98,790		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	98,790		
TOTAL JUST VALUE	98,790		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	96,020		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2326	ADDN SFR	75	10/05/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/969	9/05/2023	WD	U	I	11	100
GRANTOR: CREEL CATHEY						
GRANTEE: CATHEY MELLER CREEL						
1387/2276	6/28/2019	WD	Q	I	01	58,900
GRANTOR: JOSEPH, BRYAN & BRAD						
GRANTEE: CATHEY CREEL						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W27 S48 UST= S8 E27 N20 W8 S12 W19\$ E19 N12 E8 N15 UOP= E4 N7 W4 S7\$ N21\$.													