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

**2027**

**00-00-00-13917-000**

## BUILDING CHARACTERISTICS

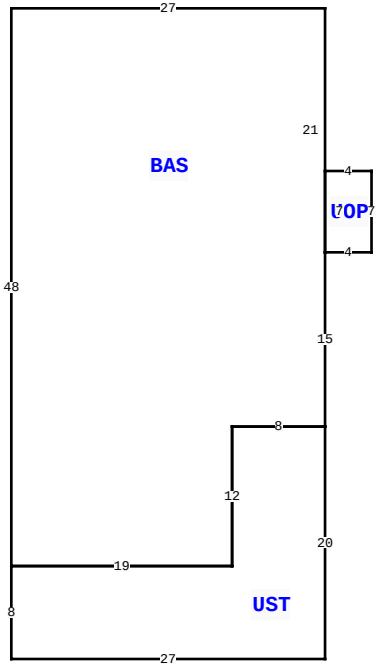
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 |
| 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 | 76,362 |
| UOP | 28 | 20 | | 6 | 382 |
| UST | 312 | 45 | | 140 | 8,909 |
| TOTALS | 1,540 | | | 1,346 | 85,652 |

## 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 | 97.90 | 131,773 | 1959 | 1959 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1200 HX Base Yr




398 SW MCFARLANE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| 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 | 200 | |
| 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 | 85,652 |
| TOTAL MARKET OB/XF VALUE | 500 |
| TOTAL LAND VALUE - MARKET | 11,080 |
| TOTAL MARKET VALUE | 97,232 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 97,232 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 97,232 |
| TOTAL JUST VALUE | 97,232 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 98,790 |

| 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

## BUILDING DIMENSIONS

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

## LAND DESCRIPTION

TOTAL OB/XF 500

| 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-2 | 0.00 | 0.00 | 13,850.00 | SF | | 1.00 | 1.00 | 0.80 | 1.00 | 0.80 | 11,080 | | | | | | | |

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.32 Total Land Value: 11,080 Market: 0 Agricultural: 0 Common: 11,080 PRINTED 11/17/2026 BY SYS