

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

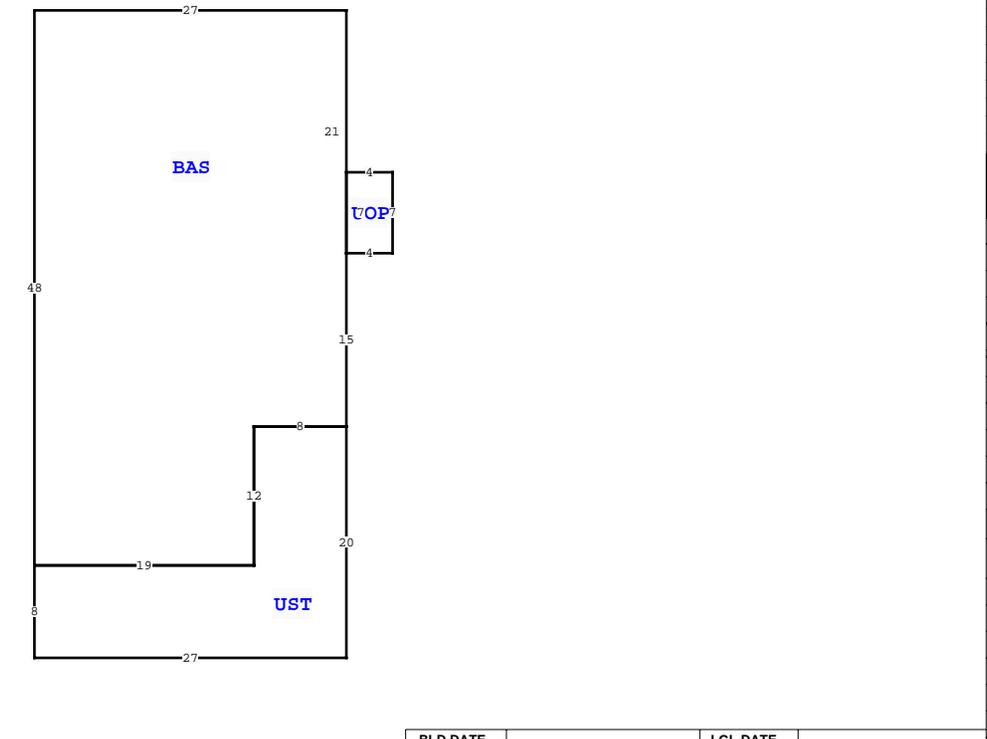
CATHEY MELLER CREEL LLC
 277 SE ELM LOOP
 LAKE CITY, FL 32025

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	101.46	136,565	1959	1959	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1200 HX Base Yr													



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	79,139
UOP	28	20		6	396
UST	312	45		140	9,233
TOTALS	1,540			1,346	88,767

398 SW MCFARLANE AVE, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	

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-2	0.00	0.00	13,850.00	SF		1.00	1.00	0.80	0.75	0.60	8,310							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			88,767
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			8,310
TOTAL MARKET VALUE			97,577
SOH/AGL Deduction			0
ASSESSED VALUE			97,577
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			97,577
TOTAL JUST VALUE			97,577
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

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