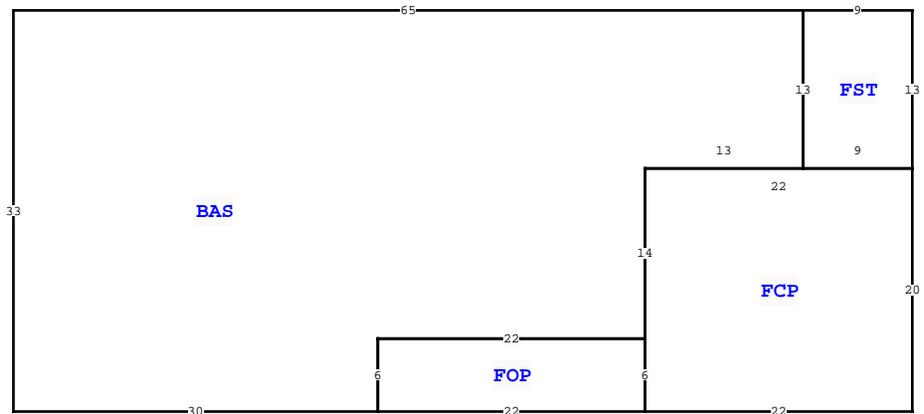


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
				Heated Area: 1753			HX Base Yr 2022				



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	1,753	100		1,753	167,214
FCP	440	25		110	10,493
FOP	132	30		40	3,816
FST	117	55		64	6,105
<b>TOTALS</b>	<b>2,442</b>			<b>1,967</b>	<b>187,627</b>

487 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			187,627
TOTAL MARKET OB/XF VALUE			700
TOTAL LAND VALUE - MARKET			12,050
TOTAL MARKET VALUE			200,377
SOH/AGL Deduction			33,576
ASSESSED VALUE			166,801
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			115,390
TOTAL JUST VALUE			200,377
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1819	10/15/2021	WD	Q	I	01	199,900
GRANTOR: HALTIWANGER LONNIE AS						
GRANTEE: HOMAN DARREN						
1249/0557	1/23/2013	WD	U	I	11	100
GRANTOR: LONNIE HALTIWANGER						
GRANTEE: LONNIE HALTIWANGER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W65 S33 E30 FOP= E22 N6W22 S6\$ N6 E22 FCP= S6 E22 N20 W22 S14\$ N14 E13 FST= E9 N13 W9 S13\$ N13\$.	

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	100	0	0	1.00	UT	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	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	100		*RSF-2	0.00	0.00	15,062.00	SF		1.00	1.00	0.80	1.00	0.80	12,050							