S DIV: LOT 22 BLOCK A MELTONS S/
W'LY SIDE FOR R/W.

PAGE JENA FAY
445 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

00-00-00-13946-000

BUILDING CHARACTERISTICS

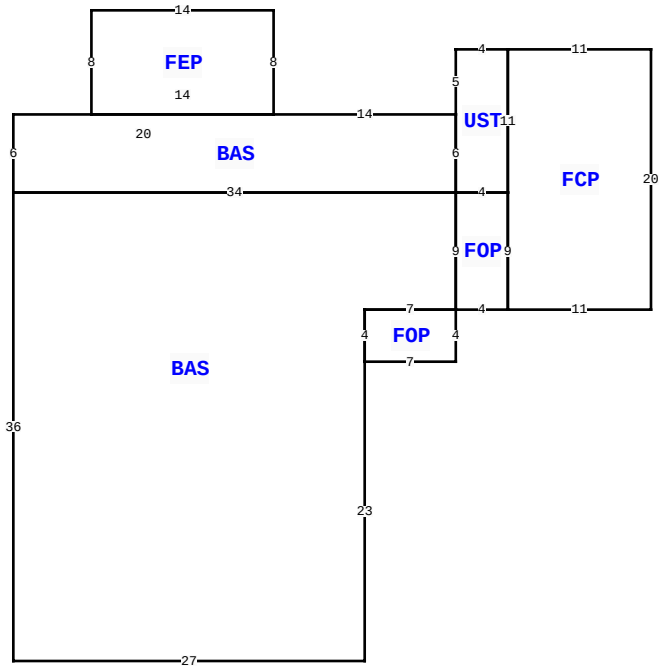
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	204	100		204	22,517
BAS	1,035	100		1,035	114,242
FCP	220	25		55	6,071
FEP	112	80		90	9,934
FOP	28	30		8	883
FOP	36	30		11	1,214
UST	44	45		20	2,208
TOTALS	1,679			1,423	157,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,423	123.5000	135.85	193,315	1960	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2025 Heated Area: 1239 HX Base Yr 2025



445 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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	8	10	80.00	UT	3.50	3.50	100	1993	1993	3	100	280	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		157,068
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		8,525
TOTAL MARKET VALUE		167,373
SOH/AGL Deduction		0
ASSESSED VALUE		167,373
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,962
TOTAL JUST VALUE		167,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
109	MAINT/ALTR	50	03/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/1347	2/21/2024	QC	U	I	11	100
GRANTOR: PAGE KATHY						
GRANTEE: PAGE JENA FAY						
1507/1041	1/17/2024	WD	Q	I	01	185,000
GRANTOR: BAXLEY SUSAN B						
GRANTEE: PAGE KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S36 E27 N23 FOP= E7 N4 W7 S4$ N4 E7 FOP= E4 N9 W4S9$ N9 UST= E4 FCP= S9 E11 N20 W11 S11$ N11 W4 S5 BAS= W14 FEP= N8 W14 S8 E14$ W20 S6 E34 N6$ S6 $.

LAND DESCRIPTION

TOTAL OB/XF 1,780

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	100		*RSF-2	0.00	0.00	8,525.00	SF		1.00	1.00	0.80	1.25	1.00	8,525							

REVIEW DATE 02/06/2024 BY TP Total Acres: 0.20 Total Land Value: 8,525 Market: 0 Agricultural: 0 Common: 8,525 PRINTED 11/17/2026 BY SYS