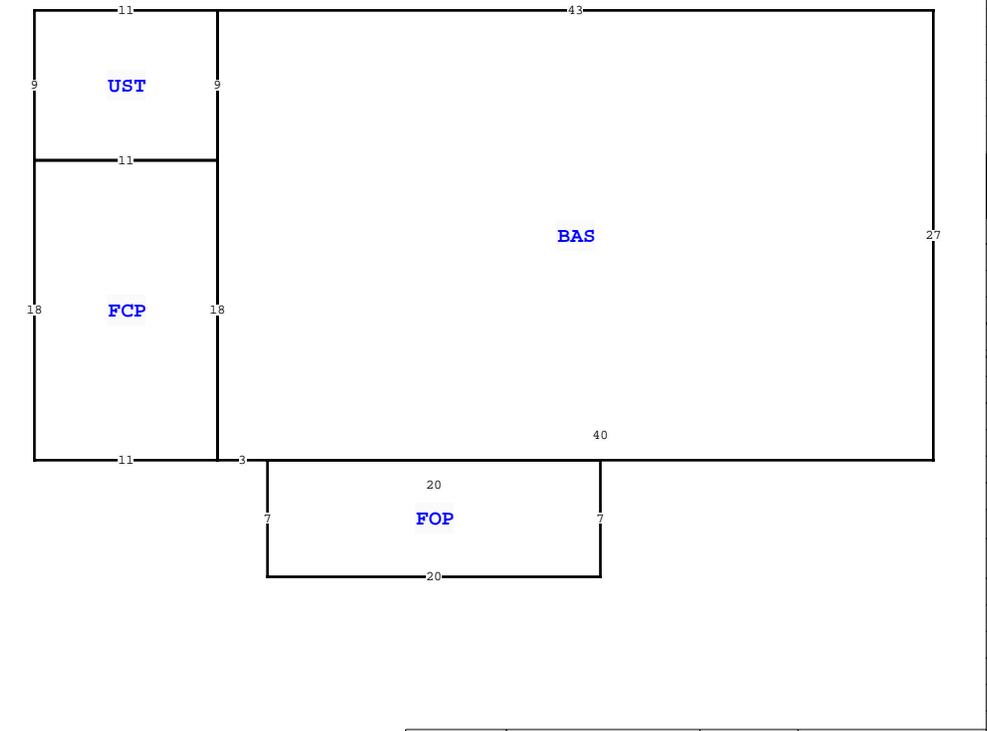


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
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
0100	01	1,298	127.5000	142.80	185,354	1966	1975	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100		1,161	107,764
FCP	198	25		50	4,641
FOP	140	30		42	3,899
UST	99	45		45	4,177
TOTALS	1,598			1,298	120,480

417 SW MCFARLANE AVE, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	0	0	3	100	400	

EXTRA FEATURES															
TOTAL OB/XF															
400															

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	8,305.00	SF		1.00	1.00	0.80	1.25	1.00	8,305							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY																							
PAGE 1 of 1																							
VALUATION BY												STANDARD											
Tax Group: 1												Tax Dist:											
BUILDING MARKET VALUE												120,480											
TOTAL MARKET OB/XF VALUE												400											
TOTAL LAND VALUE - MARKET												8,305											
TOTAL MARKET VALUE												129,185											
SOH/AGL Deduction												62,003											
ASSESSED VALUE												67,182											
TOTAL EXEMPTION VALUE												HX HB 42,182											
BASE TAXABLE VALUE												25,000											
TOTAL JUST VALUE												129,185											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												125,863											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/80	11/22/2021	WD	U	I	11	0

GRANTOR: STEWARD VICKIE JUNE
GRANTEE: STEWARD VICKIE JUNE

1417/2161	8/24/2020	PB	U	I	18	0
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GRANTOR: CLERK OF COURT (PEGGY)
GRANTEE: CONNIE ANN CAROL BR

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W43 UST= W11 S9 E11 N9\$S9 FCP= W11 S18 E11 N18\$ S18 E3 FOP= S7 E20 N7 W20\$ E40 N27\$.															