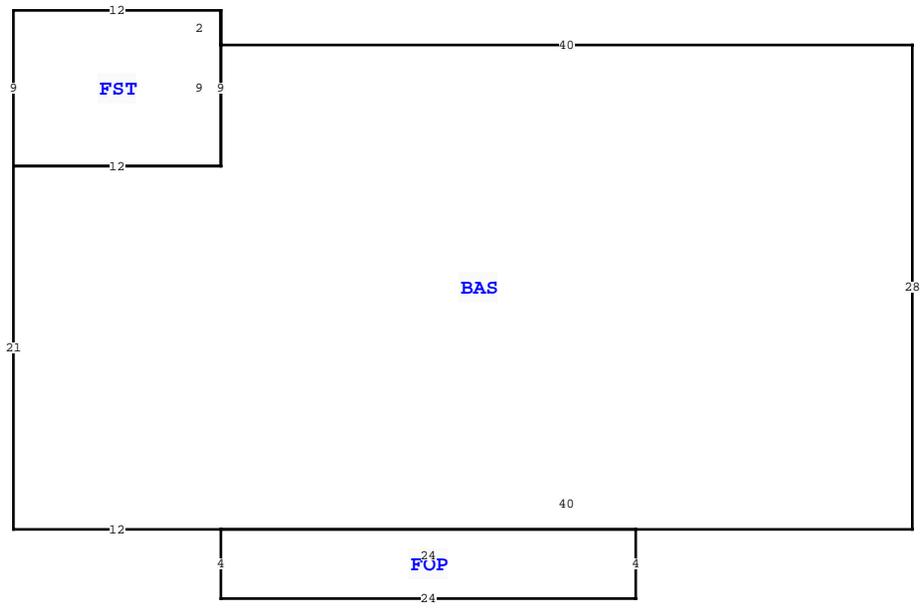




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	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
BAS	1,372	100	
FOP	96	30	
FST	108	55	
TOTALS	1,576		

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%	- 0								
				Heated Area:	1372			HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		127,707	
TOTAL MARKET OB/XF VALUE		3,868	
TOTAL LAND VALUE - MARKET		8,617	
TOTAL MARKET VALUE		140,192	
SOH/AGL Deduction		70,095	
ASSESSED VALUE		70,097	
TOTAL EXEMPTION VALUE	HX HB	45,097	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		140,192	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046410	Roof Replacement	16,911	01/31/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1394	12/22/2021	LE U		I	14	100
GRANTOR: SEPULVEDA ROBERT (ENH)						
GRANTEE: MASSEY JENNIFER (RM)						
0783/1069	12/06/1993	WD Q		I		39,500
GRANTOR: CHRISTENSEN EST						
GRANTEE: ROBERT SEPULVEDA						

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	0200	GARAGE F	0	100	0	0	0	0.00	0.00	100	1993	1993	3	100	2,490	
2	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	1993	1993	3	100	800	
3	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	10	13		3.50	3.50	50	1993	1993	3	50	228	
5	0169	FENCE/WOOD	0	100	0	0	0	0.00	0.00	100	2011	2011	3	100	50	

TOTAL OB/XF												3,868												
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	8,617.00	SF		1.00	1.00	0.80	1.25	1.00	8,617							

BUILDING NOTES											
405 SW MCFARLANE AVE, LAKE CITY											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
INC DATE											
05/12/2026 MLU											

BUILDING DIMENSIONS											
BAS= W40N2FST= W12S9 E12 N9S9 W12 S21 E12 FOP= S4 E24 N4W24S E40 N28S.											

LAND DESCRIPTION												TOTAL OB/XF											
405 SW MCFARLANE AVE, LAKE CITY												3,868											