LOT 7 & LOT 8 BLOCK 1 BARDIN TER
402-542, 345-503, 629-340, 959-1

MCBRIDE JASON W/MCBRIDE JULIE E
1068 S MARION AVE
LAKE CITY, FL 32025-5873

2027

05-4S-17-07622-000

BUILDING CHARACTERISTICS

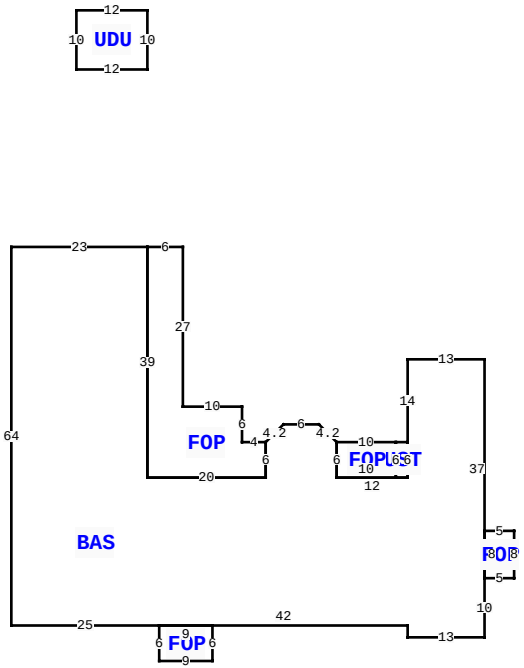
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,282	100		3,282	306,021
FOP	40	30		12	1,119
FOP	54	30		16	1,492
FOP	60	30		18	1,678
FOP	378	30		113	10,537
UDU	120	55		66	6,154
UST	12	45		5	466
TOTALS	3,946			3,512	327,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,512	123.7478	136.12	478,053	2004	2004	0	0	0	31.50	68.50

2 SINGLE FAM 100% - 2022 Heated Area: 3282 HX Base Yr 2022



1068 S MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		327,466
TOTAL MARKET OB/XF VALUE		5,784
TOTAL LAND VALUE - MARKET		27,131
TOTAL MARKET VALUE		360,381
SOH/AGL Deduction		64,298
ASSESSED VALUE		296,083
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,672
TOTAL JUST VALUE		360,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2475	REMODEL	85	09/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/746	4/17/2026	WD	Q	I	01	435,000
GRANTOR: CASTLE WILLIAM STANLE						
GRANTEE: MCBRIDE JASON W						
1451/377	10/22/2021	WD	Q	I	01	379,000
GRANTOR: O'NEAL JOHN G						
GRANTEE: CASTLE WILLIAM STAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S64 E25 FOP= S6 E9 N6 W9$ E42 S2 E13 N10 FOP= E5 N8 W5 S8$ N37 W13 S14 UST= W2 FOP= W10 S6 E10 N6$ S6 E2 N6$ S6 W12 N6 L3 U3 W6 D3 L3 FOP= W4 N6 W10 N27 W6 S39 E20 N6$ S6 W20 N39$ PTR= N30 UDU= N10 W12 S10 E12$ S30$.

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	2,932.00	UT	1.70	1.70	100	2004	2004	3	100	4,984	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,784

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	250.00	145.00	21,705.00	SF		1.00	1.00	1.00	1.25	1.25	27,131							

REVIEW DATE 08/18/2026 BY TP Total Acres: 0.50 Total Land Value: 27,131 Market: 0 Agricultural: 0 Common: 27,131 PRINTED 11/17/2026 BY SYS