LOTS 1 & 2 BLOCK 2 BARDIN TERRAC

WD 1042-1541. WD 1247-1043, WD 1

STACHER MIKEAL/STACHER KELLY
1038 S MARION AVE
LAKE CITY, FL 32025

2027

05-4S-17-07627-000

BUILDING CHARACTERISTICS

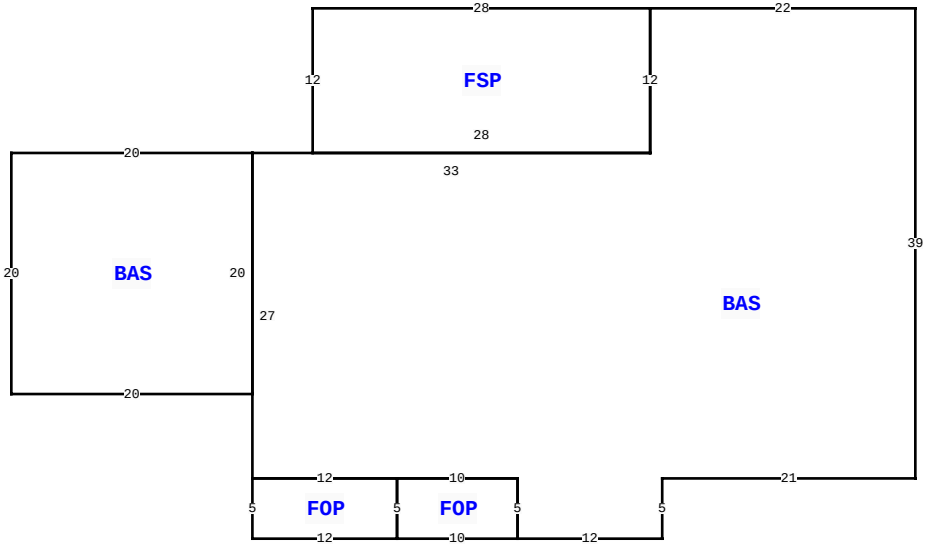
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	400	100		400	49,322
BAS	1,809	100		1,809	223,060
FOP	50	30		15	1,850
FOP	60	30		18	2,219
FSP	336	40		134	16,523
TOTALS	2,655			2,376	292,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,376	127.3838	140.12	332,925	1951	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2022 Heated Area: 2209 HX Base Yr 2022



1038 S MARION 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	0297	SHED CONCR	0	100	24	24	576.00	UT	10.00	10.00	100	0	0	3	100	5,760	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
4	0166	CONC,PAVMT	0	100	0	0	728.00	UT	2.00	2.00	100	2013	2013	3	100	1,456	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		292,974
TOTAL MARKET OB/XF VALUE		10,516
TOTAL LAND VALUE - MARKET		25,557
TOTAL MARKET VALUE		329,047
SOH/AGL Deduction		11,830
ASSESSED VALUE		317,217
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,806
TOTAL JUST VALUE		329,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
131	MAINT/ALTR	50	03/18/2013
00950			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/453	10/01/2021	WD	Q	I	01	349,900
GRANTOR: PHELPS MEAGAN S						
GRANTEE: STACHER MIKEAL						
1247/1043	1/03/2013	WD	U	I	38	74,000
GRANTOR: JAMES D & SALLY P EHL						
GRANTEE: MEAGAN S PHELPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= W28 S12 E28 N12$ S12 W33 BAS= W20 S20 E20 N20$ S27 FOP= S5 E12 N5 W12$ E12 FOP= S5E10 N5 W10$ E10 S5 E12 N5 E21 N39$.

LAND DESCRIPTION

TOTAL OB/XF 10,516

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	155.00	23,234.00	SF		1.00	1.00	1.00	1.10	1.10	25,557							

REVIEW DATE 04/29/2025 BY JS Total Acres: 0.53 Total Land Value: 25,557 Market: 0 Agricultural: 0 Common: 25,557 PRINTED 11/17/2026 BY SYS