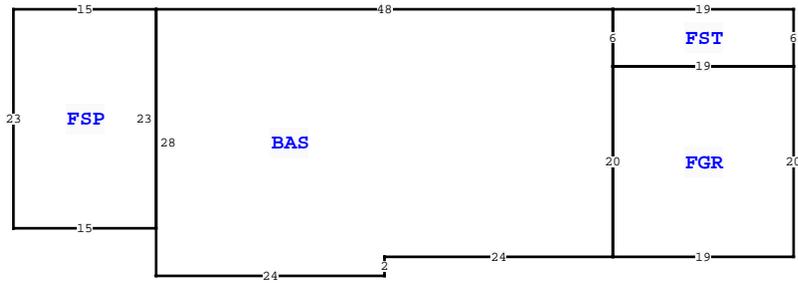
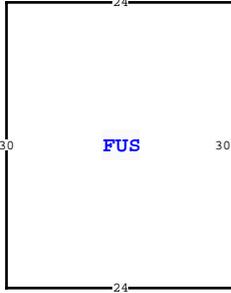


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK 80	
Exterior Wall	32	HARDIE BRD 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectural	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	6417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
FGR	380	55	
FSP	345	40	
FST	114	55	
FUS	720	100	
TOTALS	2,855		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,426	115.8034	132.02	320,281	1968	1968	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2017 Heated Area: 2016 HX Base Yr 2017													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	208,183	
TOTAL MARKET OB/XF VALUE	1,250	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	227,933	
SOH/AGL Deduction	106,238	
ASSESSED VALUE	121,695	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	70,284	
TOTAL JUST VALUE	227,933	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	224,274	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1956	ADDN SFR	54	11/22/2010
00711			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/2331	1/12/2016	WD	Q	I	01	98,400
GRANTOR: MICHAEL W HARRIS						
GRANTEE: MICHAEL A BROCK						
1043/2245	4/15/2005	WD	Q	I		154,000
GRANTOR: LOWER LOWNDES						
GRANTEE: MICHAEL WESLEY HARR						

EXTRA FEATURES		1249 SW MCFARLANE AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0258	PATIO	0 100
3	0296	SHED METAL	0 100
4	0169	FENCE/WOOD	0 100

L	OB/XF	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	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/21/2023 MLU	

BUILDING DIMENSIONS	
BAS= W48 FSP= W15 S23 E15 N23\$ S28 E24 N2 E24 FGR= E19N20 W19 S20\$ N20 FST= E19 N6 W19 S6\$ N6\$ PTR= N40 FUS= W24 S30 E24 N30\$ S40\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,250																						
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-	225.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							