LOT 5 BLOCK 18 LAKE FOREST UNIT
447-233, 778-2098, 796-2009, 796

BROCK MICHAEL A
1249 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

06-4S-17-07947-000

BUILDING CHARACTERISTICS

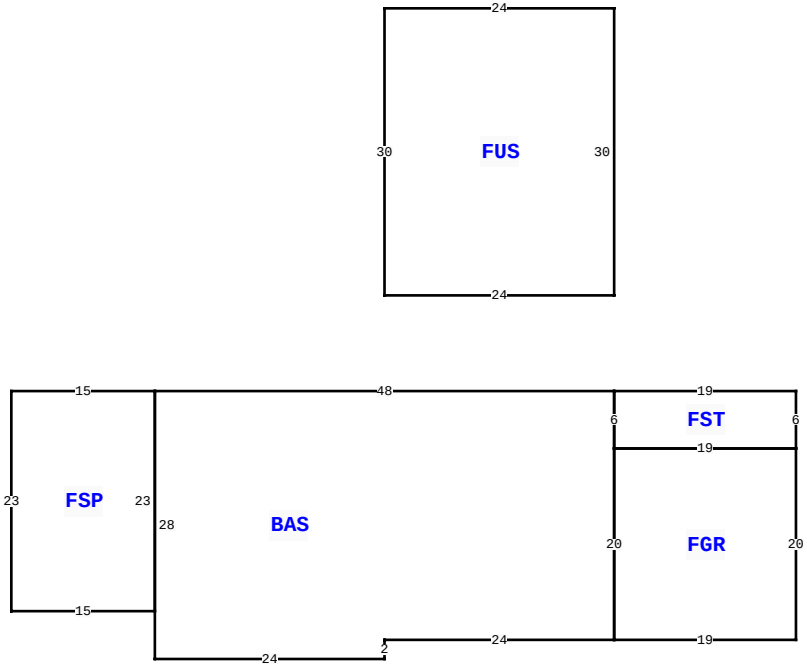
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	107,305
FGR	380	55		209	17,304
FSP	345	40		138	11,426
FST	114	55		63	5,216
FUS	720	100		720	59,614
TOTALS	2,855			2,426	200,866

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	127.38	309,024	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2016 HX Base Yr 2017



1249 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		200,866
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		220,616
SOH/AGL Deduction		95,270
ASSESSED VALUE		125,346
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,935
TOTAL JUST VALUE		220,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,274

SALE:3:1: CERTIFICATE OF TITLE

SALE:2:1: LOT 5 BLOCK 18 LAKE FOREST S/D

SALE:1:1: LOT 5 BLOCK 18 LAKE FOREST UNIT 4 PLAT 2

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						

BUILDING NOTES

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

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	225.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/18/2024 BY JS Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS