S1/2 OF LOT 5 BLK 14 LAKE FOREST S/D UNIT 4 A. WD 1026-1501 LIFE EST,

WILLIS EVELYN H & VIRLYN B JR/WILLIS VIRLYN B JR
1339 SW INGLEWOOD AVE
LAKE CITY, FL 32025

2027

06-4S-17-07960-001

BUILDING CHARACTERISTICS

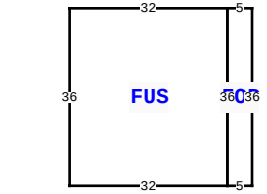
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	18	CEMENT BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

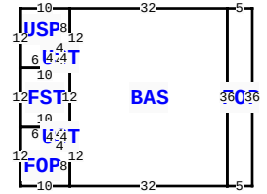
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	52,376
FOP	104	30		31	1,410
FOP	180	30		54	2,455
FOP	180	30		54	2,455
FST	120	55		66	3,001
FUS	1,152	100		1,152	52,376
USP	104	35		36	1,637
UST	16	45		7	319
UST	16	45		7	319
TOTALS	3,024			2,559	116,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,559	104.5200	90.93	232,690	1972	1972	0	0	0	50.00	50.00

3 DUPLEX 0% - 0 Heated Area: 2304 HX Base Yr





1025 SW MCFARLANE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	116,345
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	9,250
TOTAL MARKET VALUE	126,295
SOH/AGL Deduction	0
ASSESSED VALUE	126,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,295
TOTAL JUST VALUE	126,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,295

BLDG:1:1: HOPKINS MCFARLANE APTS:*N FOR A-10:HX ON

LAND:1:1: 2 LOT'S TOTAL: .50 LOT AE/Y: 1.50 AE/N

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/1451	10/03/2007	WD	Q	I	01	100
GRANTOR: EVELYN H WILLIS						
GRANTEE: EVELYN H WILLIS & V						
1039/2803	3/03/2005	WD	Q	I	06	100,000
GRANTOR: HARRY K HOPKINS						
GRANTEE: EVELYN H WILLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 USP= W10 S12 E6 UST= E4 N4 W4 S4$ N4 E4 N8 $ S12 FST= W10 S12 E10 N12$ S12 UST= W4 FOP= W6 S12 E10 N8 W4 N4$ S4 E4N4 $ S12 E32 FOP= E5 N36 W5 S36$ N36 $ PTR=N60 FUS= W32 N36 E32 S36$ FOP= N36 E5 S36 W5$ S60$.

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	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	0800	C	MULTI-FAM	0		*RMF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							

REVIEW DATE 09/13/2016 BY DF Total Acres: 0.31 Total Land Value: 9,250 Market: 0 Agricultural: 0 Common: 9,250 PRINTED 11/17/2026 BY SYS