

LOTS 5 & 6 BLOCK 15 LAKE
FOREST S/D UNIT 4 A.
ORB 843-780, WD 1382-945,

BRINCEFIELD THOMAS E JR
P O BOX 1951
LAKE CITY, FL 32056-1951

2026

06-4S-17-07961-000
VALUATION SUMMARY PAGE 3 of 3

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,892	116.4450	101.31	191,679	1972	1972	0	0	50.00	50.00

3 DUPLEX 0% - 0
Heated Area: 1764
HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		304,772
TOTAL MARKET OB/XF VALUE		2,488
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		352,260
SOH/AGL Deduction		0
ASSESSED VALUE		352,260
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		352,260
TOTAL JUST VALUE		352,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,251

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100		868	43,969
BAS	896	100		896	45,387
FOP	96	30		29	1,469
FOP	152	30		46	2,330
FST	96	55		53	2,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0945	4/11/2019	LE	U	I	14	100

GRANTOR: THOMAS E BRINCEFIELD
GRANTEE: CHERYL LYNN TRAINOR
0843/0780 7/30/1997 WD Q I 195,000
GRANTOR: HOPKINS
GRANTEE: BRINCEFIELD

L N	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

EXTRA FEATURES		TOTAL OB/XF	
BLD DATE	XF DATE	INC DATE	AG DATE

1077 SW MCFARLANE AVE, LAKE CITY
04/14/2026 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 FOP= N6 FST= N6 W16 S6 E16\$ W16 S6 E16\$ W8 BAS= W32 S28 E13 FOP= S4 E38 N4 W38\$ E19 N28 \$ S28 E31 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV