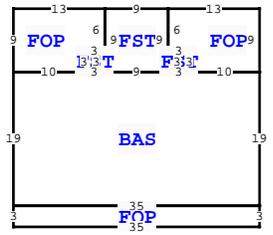
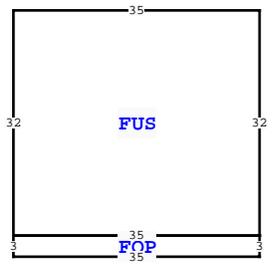


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLX	0%	- 2024									
				Heated Area:	1785			HX Base Yr				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	665	100		665	40,506
FOP	105	30		32	1,949
FOP	105	30		32	1,949
FOP	108	30		32	1,949
FOP	108	30		32	1,949
FST	9	55		5	304
FST	9	55		5	304
FST	81	55		45	2,741
FUS	1,120	100		1,120	68,221
<b>TOTALS</b>	<b>2,310</b>			<b>1,968</b>	<b>119,873</b>

1099 SW MCFARLANE AVE, LAKE CITY

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

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,125	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

TOTAL OB/XF 1,625

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	0800	C	MULTI-FAM	0		*RMF	-125.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			218,745
TOTAL MARKET OB/XF VALUE			1,625
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			238,870
SOH/AGL Deduction			0
ASSESSED VALUE			238,870
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			238,870
TOTAL JUST VALUE			238,870
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/2750	3/12/2026	WD	Q	I	01	550,000
GRANTOR: SAMSUM, LLC						
GRANTEE: 100DG LLC						
1482/1363	1/05/2023	WD	Q	I	01	250,000
GRANTOR: BOCHETTE KENNETH P						
GRANTEE: SAMSUM, LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[ORIG=0,-38] N32 W35 S32 E35 \$	
BAS=[ORIG=0,0] W10 W3 W9 W3 W10 S19 E35 N19 \$	
FOP=[ORIG=0,0] N9 W13 S6 E3 S3 E10 \$	
FOP=[ORIG=-25,0] N3 E3 N6 W13 S9 E10 \$	
FOP=[ORIG=-35,19] S3 E35 N3 W35 \$	
FOP=[ORIG=0,-35] N3 W35 S3 E35 \$	
FST=[ORIG=-13,0] N9 W9 S9 E9 \$	
FST=[ORIG=-13,-3] S3 E3 N3 W3 \$	
FST=[ORIG=-22,0] N3 W3 S3 E3 \$	
PTR=[ORIG=0,0] N35 S35 \$	

