

N1/2 OF THE FOLLOWING: COMM NW C
NE1/4, RUN S 139.86 FT, E 945.31
R/W MCFARLANE AVE, N 305 FT FOR

VALDEZ JEFFREY
11137 CHEROKEE COVE DR
JACKSONVILLE, FL 32221

2026

06-4S-17-07991-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame		N/A	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	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	6417.00		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,792	100	
FCP	288	25	
FCP	288	25	
FOP	120	30	
FST	96	55	
FST	96	55	
TOTALS	2,680		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	DUPLX	0%	- 0																					
Heated Area: 1792 HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/21/2023	MLU	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			103,453
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			122,853
SOH/AGL Deduction			0
ASSESSED VALUE			122,853
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			122,853
TOTAL JUST VALUE			122,853
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,474
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2228	5/05/2017	WD	Q	I	01	90,000
GRANTOR: DAVID COURSON						
GRANTEE: JEFFREY VALDEZ						
1277/2779	7/18/2014	WD	Q	I	01	43,900
GRANTOR: BILLY LEVENS						
GRANTEE: DAVID W COURSON						

EXTRA FEATURES																	
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	400	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

BUILDING NOTES												
<p>1042 SW MCFARLANE AVE, LAKE CITY</p>												

BUILDING DIMENSIONS												
<p>BAS= W56 FCP= W4 FST= W8 S12 E8 N12\$ S12 W8 S20 E12 N32\$ S32 E16 FOP= S5 E24 N5 W24\$E40 FCP= E12 N20 FST= N12 W8 S12 E8\$ W8 N12 W4 S32\$ N32\$.</p>												

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	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	102.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								