

S1/2 OF THE FOLLOWING: COMM NW C
 NE1/4, S 139.86 FT, E 945.31 FT
 MCFARLANE AVE, N 305 FT FOR POB,

100DG LLC
 1703 OHIO AVE N
 LIVE OAK, FL 32064

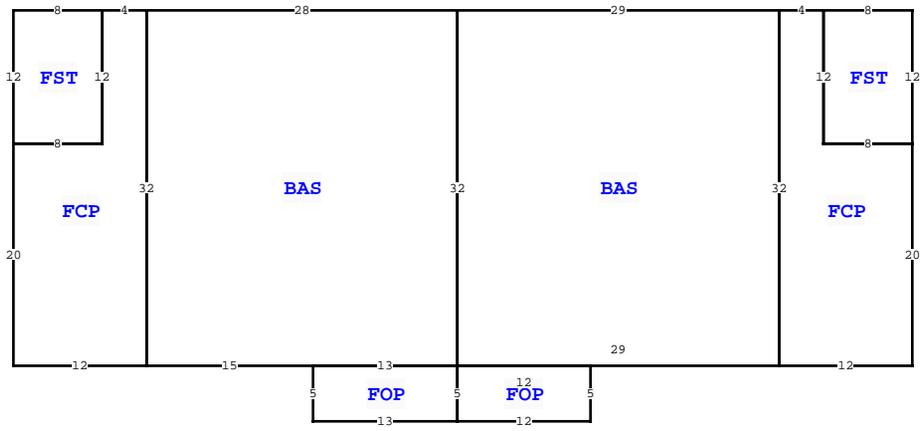
2026

06-4S-17-07995-000



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	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
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	896	100	
BAS	928	100	
FCP	288	25	
FCP	288	25	
FOP	60	30	
FOP	65	30	
FST	96	55	
FST	96	55	
TOTALS	2,717		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLX	0%	2023									
Heated Area: 1824 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		109,011
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		127,911
SOH/AGL Deduction		0
ASSESSED VALUE		127,911
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		127,911
TOTAL JUST VALUE		127,911
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		125,398

SALE:4:1: REPLACEMENT SERVICE			
SALE:2:1: REPLACEMENT SERVICE			
SALE:1:1: TRANS BETWEEN CO-OWNERS			
LAND:1:1: 1 LOT: .50 AE/Y .50 AE/N (DUPLX)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/993	6/03/2022	WD Q	Q	I	01	219,000
GRANTOR: DOWNS-IVES BEVERLY LY						
GRANTEE: 100DG LLC						
1126/0001	7/18/2007	WD Q	Q	I		145,000
GRANTOR: SUGGS						
GRANTEE: BEVERLY LYNN DOWNS-						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2012

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] S32 E29 N32 W29 \$	
BAS=[ORIG=0,0] W28 S32 E15 E13 N32 \$	
FCP=[ORIG=-28,0] W4 S12 W8 S20 E12 N32 \$	
FCP=[ORIG=29,32] E12 N20 W8 N12 W4 S32 \$	
FST=[ORIG=-32,0] W8 S12 E8 N12 \$	
FST=[ORIG=41,12] N12 W8 S12 E8 \$	
FOP=[ORIG=-13,32] S5 E13 N5 W13 \$	
FOP=[ORIG=0,32] S5 E12 N5 W12 \$	

LAND DESCRIPTION		TOTAL OB/XF													400									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	202.00	110.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							