

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		2,112 106,498

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	DUPLEX	0%	- 2023																				
Heated Area: 1824 HX Base Yr																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/21/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/21/2023	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	04/21/2023																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			106,498
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			125,398
SOH/AGL Deduction			0
ASSESSED VALUE			125,398
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			125,398
TOTAL JUST VALUE			125,398
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	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 (DUPLEX)		

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100

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												
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
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							