

COMM NW COR OF SW1/4 OF NE1/4,
 RUN S 139.86 FT TO NW COR OF
 SHERWOOD MANOR UNIT 1, RUN E

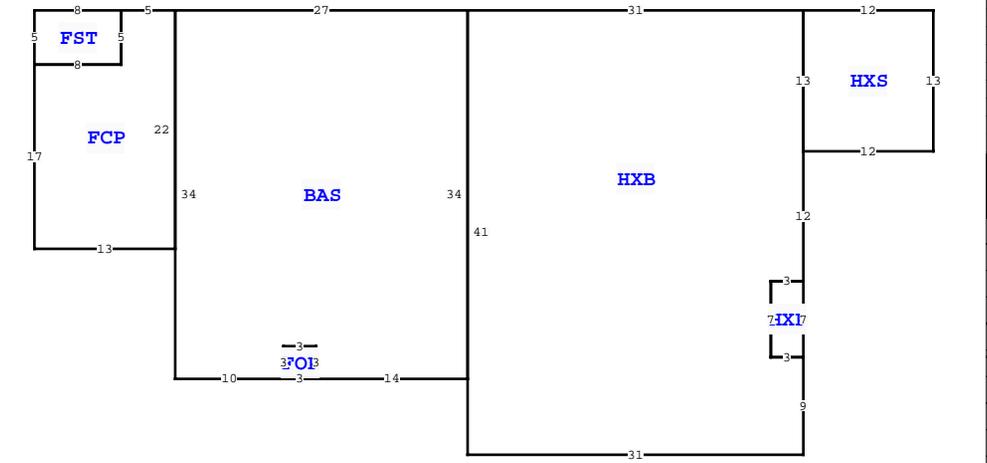
RODRIGUEZ MARCOS A/AGAMEZ-RODRIGUEZ VIRGINIA
 1030 SW MCFARLANE AVE APT 102
 LAKE CITY, FL 32025

2026

06-4S-17-08001-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 90	
Exterior Wall	19	COMMON BRK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 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		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 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	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLEX	56.96%	- 2012										
												Heated Area: 2159	HX Base Yr 2012



MAP NUM	MKT AREA	
0800	MULTI-FAM <10	06
6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	909	100		909	53,057
FCP	246	25		62	3,619
FOP	9	30		3	175
FST	40	55		22	1,284
HXB	1,250	100		1,250	72,961
HXP	21	30		6	350
HXS	156	40		62	3,619
TOTALS	2,631			2,314	135,065

EXTRA FEATURES														1030 SW MCFARLANE AVE, LAKE CITY			
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	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	135,065		
TOTAL MARKET OB/XF VALUE	600		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	154,165		
SOH/AGL Deduction	19,996		
ASSESSED VALUE	134,169		
TOTAL EXEMPTION VALUE	HX HB 51,037		
BASE TAXABLE VALUE	83,132		
TOTAL JUST VALUE	154,165		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	153,425		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00853			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/1644	7/10/2008	WD	Q	I		140,000
GRANTOR: GEORGE & JAN NORRIS						
GRANTEE: MARCOS & VIRGINIA R						
1016/0669	5/17/2004	WD	Q	I		115,000
GRANTOR: BETTY H TANNENBAUM						
GRANTEE: GEORGE & JAN NORRIS						

BUILDING NOTES	

BUILDING DIMENSIONS	
HXB= W31 BAS= W27 FCP= W5 FST= W8 S5E8 N5\$ S5 W8 S17 E13 N22\$ S34 E10 FOP= E3 N3W3 S3\$ N3 E3 S3 E14 N34\$ S41 E31 N9 HXP= N7 W3 S7 E3\$ W3 N7 E3 N12 HXS= E12 N13 W12 S13\$ N13\$.	

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	0100	C	SFR	100		*RMF	200.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							