BEG AT SW COR OF SW1/4 OF
NE1/4, RUN N 370 FT, E 952.27
FT TO W R/W OF MCFARLANE AVE,

SCHOOL BOARD OF COLUMBIA COUNT
372 W DUVAL ST
LAKE CITY, FL 32055

**2027**

**06-4S-17-08009-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 50 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 14 100 |
| RMS | | 26 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 8300 | PUB SCHL IMP |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 77,731 | 100 | | 77,731 | 3,269,755 |
| TOTALS | 77,731 | | | 77,731 | 3,269,754 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9090 | 04 | 77,731 | 80.1192 | 84.13 | 6,539,509 | 1960 | 1980 | 0 | 0 | 0 | 50.00 | 50.00 |

1 SCH/PUBLIC 0% - 0 Heated Area: 77731 HX Base Yr

1388 SW MCFARLANE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMCIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 3,269,754 |
| TOTAL MARKET OB/XF VALUE | | 771,809 |
| TOTAL LAND VALUE - MARKET | | 105,750 |
| TOTAL MARKET VALUE | | 4,147,313 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 4,147,313 |
| TOTAL EXEMPTION VALUE | 01 | 4,147,313 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 4,147,313 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 4,147,313 |

XFOB:1:1: SCHOOL MH

BLDG:1:1: VALUE AS PER SCHOOL BOARD

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= 77731$.

## EXTRA FEATURES

| LN | 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 | 0254 | COUNTY IMP | 0 | 0 | 0 | 0 | 21,873.00 | UT | 33.00 | 33.00 | 100 | 0 | 0 | 3 | 100 | 721,809 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 50,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 771,809

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 8300 | C | SCHOOL | 0 | | *RSF-2 | 0.00 | 0.00 | 23.50 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 105,750 | | | | | | | |

REVIEW DATE 09/19/2016 BY DF Total Acres: 23.50 Total Land Value: 105,750 Market: 0 Agricultural: 0 Common: 105,750 PRINTED 11/17/2026 BY SYS