

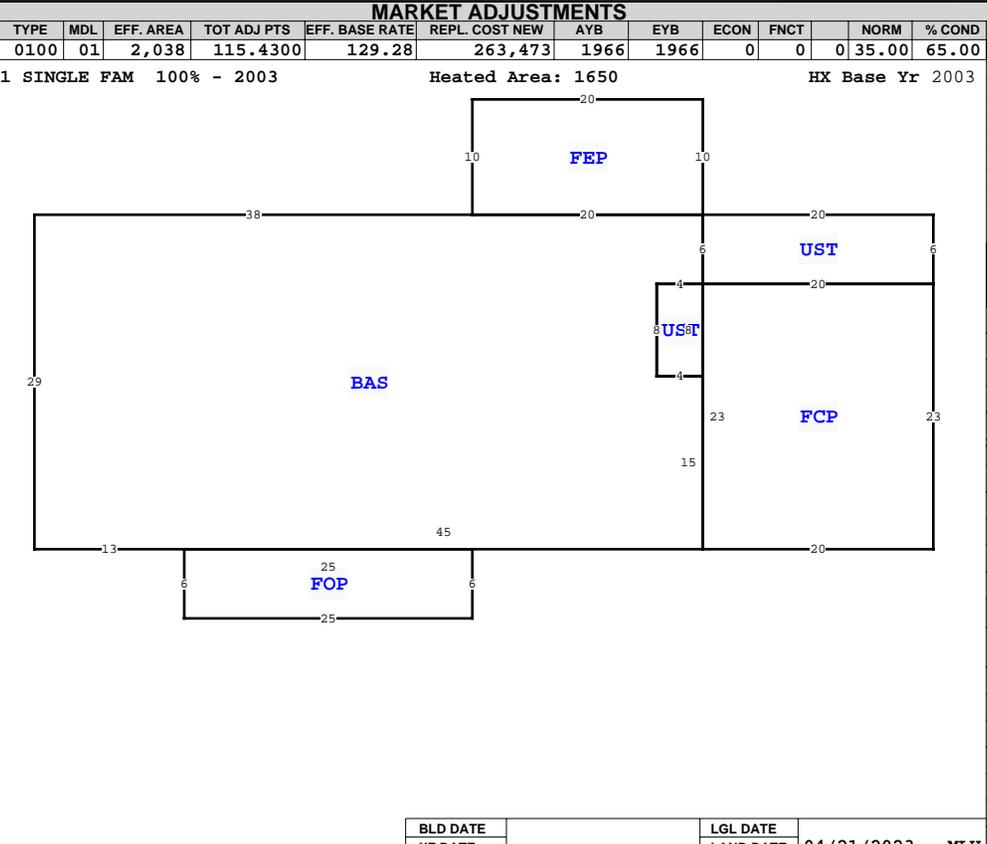
COMM NW COR OF SW1/4 OF NE1/4,  
 RUN S 139.86 FT, E 955.40 FT  
 TO W R/W MCFARLANE AVE, RUN S

BASS VIVIAN L  
 1248 SW MCFARLANE AVE  
 LAKE CITY, FL 32025

**2026**

06-4S-17-08017-000  


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 Floor	12	HARDWOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectural	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	1,650	100		1,650	138,653
FCP	460	25		115	9,664
FEP	200	80		160	13,445
FOP	150	30		45	3,782
UST	32	45		14	1,177
UST	120	45		54	4,538
TOTALS	2,612			2,038	171,257



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		171,257			
TOTAL MARKET OB/XF VALUE		680			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		190,437			
SOH/AGL Deduction		96,577			
ASSESSED VALUE		93,860			
TOTAL EXEMPTION VALUE		HX HB 51,411			
BASE TAXABLE VALUE		42,449			
TOTAL JUST VALUE		190,437			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		190,437			
LAND:1:1: 0.43 AC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/1975	10/23/2017	LE U	I	14		100
GRANTOR: VIVIAN L BASS (LIFE E)						
GRANTEE: STEPHEN W COODY (RM)						
0968/0704	11/19/2002	WD Q	I			85,000
GRANTOR: BILLIE M BIELLING						
GRANTEE: VIVIAN L OSBORNE						

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	100	0	0	1.00	UT	0.00	100	0	0	3	100	180	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	100	

BUILDING NOTES			
BLD DATE: 04/21/2023 MLU			
LGL DATE: 04/21/2023			
XF DATE: 04/21/2023			
INC DATE: 04/21/2023			

BUILDING DIMENSIONS			
BAS= W38 S29 E13 FOP= S6 E25N6 W25\$ E45 FCP= E20 N23 W20 S23\$ N15 UST= N8 W4 S8 E4\$ W4 N8 E4 UST= E20 N6 W20 S6\$ N6 FEP= N10 W20 S10 E20\$ W20\$.			

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		*RSF	2	0.00	0.00	1.00	LT	1.00	1.00	1.00	18,500.00	18,500.00	18,500							