COMM NE COR OF S1/2 OF NE1/4 OF
W 998.30 FT TO SW R/W MCFARLANE
RUN S 61 DEG E ALONG R/W 54 FT,

ROSE LEARNING CENTERS LLC
6208 NW 23 LN
GAINESVILLE, FL 32606

**2027**

**06-4S-17-08047-000**

## BUILDING CHARACTERISTICS

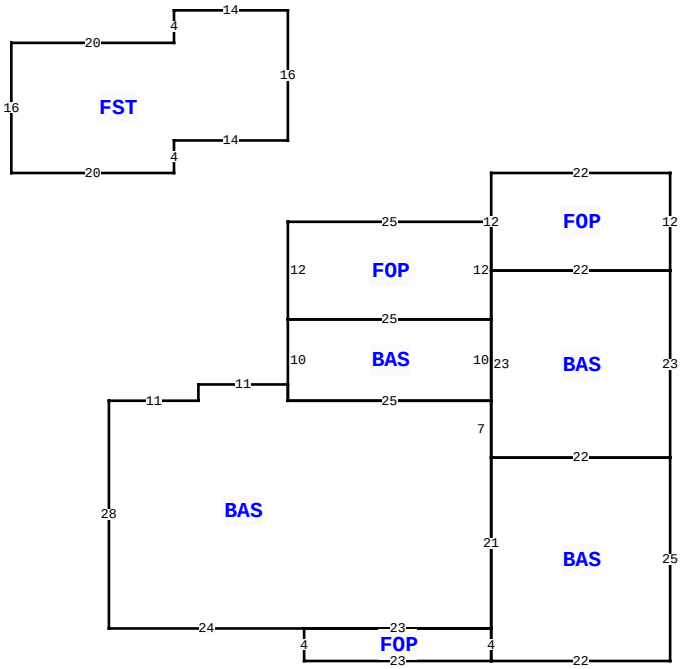
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0172 | SFRES/DAY CARE |
| 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 | 250 | 100 | | 250 | 22,484 |
| BAS | 506 | 100 | | 506 | 45,507 |
| BAS | 550 | 100 | | 550 | 49,464 |
| BAS | 1,338 | 100 | | 1,338 | 120,332 |
| FOP | 92 | 30 | | 28 | 2,518 |
| FOP | 264 | 30 | | 79 | 7,105 |
| FOP | 300 | 30 | | 90 | 8,094 |
| FST | 544 | 55 | | 299 | 26,891 |
| TOTALS | 3,844 | | | 3,140 | 282,392 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,140 | 125.7848 | 138.36 | 434,450 | 1968 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 2644 HX Base Yr




1544 SW MCFARLANE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 282,392 |
| TOTAL MARKET OB/XF VALUE | | 5,600 |
| TOTAL LAND VALUE - MARKET | | 115,696 |
| TOTAL MARKET VALUE | | 403,688 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 403,688 |
| TOTAL EXEMPTION VALUE | 08 | 403,688 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 403,688 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 408,832 |

SALE:1:1: SALE INCLUDED KINDERGARTEN

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1329/2601 | 1/27/2017 | WD | Q | I | 01 | 265,000 |
| GRANTOR: LAURA M STEWART | | | | | | |
| GRANTEE: ROSE LEARNING CENTE | | | | | | |
| 1225/1527 | 11/30/2011 | QC | U | I | 11 | 100 |
| GRANTOR: GEORGE STEWART | | | | | | |
| GRANTEE: LAURA M STEWART | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 S2 W11 S28 E24 FOP= S4 E23 N4 W23$ E23 BAS= S4 E22 N25 W22 S21$ N21 BAS= E22 N23 FOP= N12 W22 S12 E22$ W22 S23$ N7 BAS= N10 FOP= N12 W25 S12 E25$ W25 S10 E25$ W25 N2$ PTR= N30 FST= N16 W14 S4 W20 S16 E20 N4 E14$ S30$.

## 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 2,000 | |
| 3 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 1,200 | |
| 5 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,600

| 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 | 0172 | C | SFR/DACARE | 0 | | *RSF-2 | 0.00 | 0.00 | 56,848.00 | SF | | 1.00 | 1.00 | 1.00 | 2.00 | 2.00 | 113,696 | | | | | | | |
| 2 | 0172 | C | SFR/DACARE | 0 | | | 0.00 | 0.00 | 1,000.00 | SF | | 1.00 | 1.00 | 1.00 | 2.00 | 2.00 | 2,000 | | | | | | | |

REVIEW DATE 09/27/2016 BY DF Total Acres: 1.33 Total Land Value: 115,696 Market: 0 Agricultural: 0 Common: 115,696 PRINTED 11/17/2026 BY SYS