

COMM NE COR OF LOT 1 BLOCK B CHA
 RUN W 250.01 FT, N'LY ALONG E LI
 237.72 FT FOR POB, CONT N'LY 80.

DISBROW WALTER E
 1680 SW MCFARLANE AVE
 LAKE CITY, FL 32025

2026

06-4S-17-08049-000



| 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 | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| ArchitECTUAL | 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 |
| BAS | 1,547 | 100 | |
| FCP | 320 | 25 | |
| UST | 160 | 45 | |
| TOTALS | 2,027 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 0% | - 2026 | 127.32 | 216,317 | 1968 | 1968 | 0 | 0 | 35.00 | 65.00 |

Heated Area: 1547 HX Base Yr

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 140,606 |
| TOTAL MARKET OB/XF VALUE | | | 300 |
| TOTAL LAND VALUE - MARKET | | | 19,847 |
| TOTAL MARKET VALUE | | | 160,753 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 160,753 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 160,753 |
| TOTAL JUST VALUE | | | 160,753 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 155,990 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1561/2096 | 4/10/2015 | QC | U | I | 11 | 100 |
| GRANTOR: DISBROW GERALDINE A | | | | | | |
| GRANTEE: DISBROW WALTER E | | | | | | |
| 1278/1688 | 7/30/2014 | QC | U | I | 14 | 100 |
| GRANTOR: WALTER EDWARD DISBROW | | | | | | |
| GRANTEE: GERALDINE A DISBROW | | | | | | |

| EXTRA FEATURES | | TOTALS | |
|----------------|------------|-------------|----------------|
| L N | OB/XF CODE | DESCRIPTION | ADJ UNIT PRICE |
| 1 | 0166 | CONC, PAVMT | 0.00 |
| 2 | 0120 | CLFENCE 4 | 0.00 |
| 3 | 0258 | PATIO | 0.00 |
| TOTALS | | | 1,699 |

| TOTAL OB/XF | | | | | | | | | | | | 300 | | | | |
|-------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 3 | 0258 | PATIO | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---------------------|---|
| BAS= | W41 UST= W20 S8 E20 N8S8 W20 S22 FCP= S16 E20 N16 W20S E20 N3 E41 N27S. |

| 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 | 0 | | *RSF-2 | 0.00 | 0.00 | 21,170.00 | SF | | 1.00 | 1.00 | 0.75 | 1.25 | 0.94 | 19,847 | | | | | | | |