COMM NW COR OF SEC, RUN E 1610.5
US-441, RUN S ALONG R/W 338.55 F
S ALONG R/W 156.88 FT TO PT OF A

MACKEY GREGORY E/ATKINSON NINA N
1951 S MARION AVE
LAKE CITY, FL 32025

2027

08-4S-17-08191-000

BUILDING CHARACTERISTICS

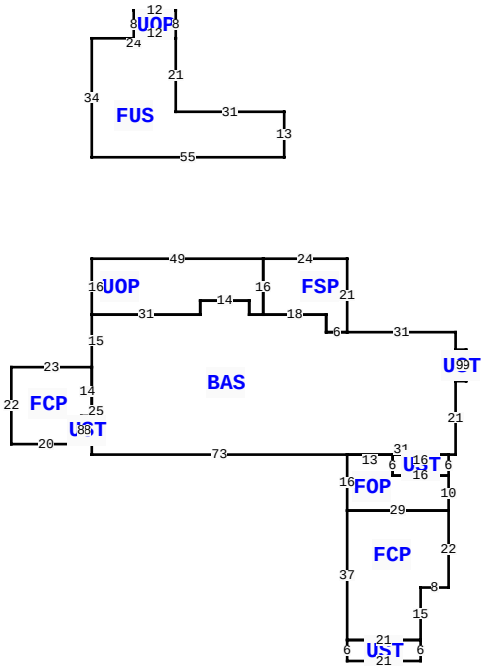
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,031	100		4,031	179,853
FCP	482	25		120	5,354
FCP	953	25		238	10,619
FOP	368	30		110	4,908
FSP	414	40		166	7,407
FUS	1,219	100		1,219	54,389
UOP	96	20		19	848
UOP	728	20		146	6,514
UST	24	45		11	491
UST	27	45		12	536
TOTALS	8,564			6,172	275,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	6,172	90.1341	99.15	611,954	1972	1972	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2025 Heated Area: 5250 HX Base Yr 2025



** This building has 12 Sub-Areas

1951 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	275,379
TOTAL MARKET OB/XF VALUE	27,392
TOTAL LAND VALUE - MARKET	104,000
TOTAL MARKET VALUE	406,771
SOH/AGL Deduction	0
ASSESSED VALUE	406,771
TOTAL EXEMPTION VALUE	HX HB 95 406,771
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	406,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,770

SALE:1:1: HOUSE WITH 8 ACRES ONE SALE 2 DEEDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045075	Roof Replacement	28,931	07/29/2022
498	ADDN SFR	50	01/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/807	7/16/2024	WD	U	I	11	100
GRANTOR: MACKEY JOSEPH R						
GRANTEE: MACKEY GREGORY E						
1519/1017	7/16/2024	WD	U	I	30	323,500
GRANTOR: MACKEY JOSEPH R JR						
GRANTEE: MACKEY GREGORY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E73 FOP= S16 FCP= S37 UST= S6E21 N6 W21$E21
N15E8N22W29$E29N10 UST= N6 W16 S6 E16$ W16 N6 W13$ E31 N21
UST= E3N9 W3 S9$ N14 W31 FSP= N21 W24 S16 E18 S5 E6$ W6 N5
W18 UOP= N16 W49 S16 E31 N4 E14 S4 E4$W4N4 W14 S4 W31 S15
FCP= W23 S22 E20 UST= E3 N8 W3 S8$ N8 E3 N14$ S25$ PTR=
N85FUS= E55 N13 W31N21 UOP= N8 W12 S8 E12$ W24 S34 $ S85$.

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	0300	TENNIS CRT	0	100	0	0	1.00	UT	3,750.00	3,750.00	100	1972	1972	3	100	3,750	
2	0166	CONC,PAVMT	0	100	0	0	7,295.00	UT	0.65	0.65	75	1972	1972	3	75	3,556	
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
4	0220	JACUZZI	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
5	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 27,392

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	0100	C	SFR	100		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	104,000							

REVIEW DATE 01/04/2023 BY JS Total Acres: 8.00 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 11/17/2026 BY SYS