COMM AT NW COR OF NW1/4 OF SE1/4
S 483.47 FT, N 73 DG E 105.88 FT
CONT N 73 DG E 185.54 FT, S 18 D

COLON MARION VIRGINIA
1099 SW MCFARLANE AVE, APT 101
LAKE CITY, FL 32055

2027

13-3S-16-02098-013

BUILDING CHARACTERISTICS

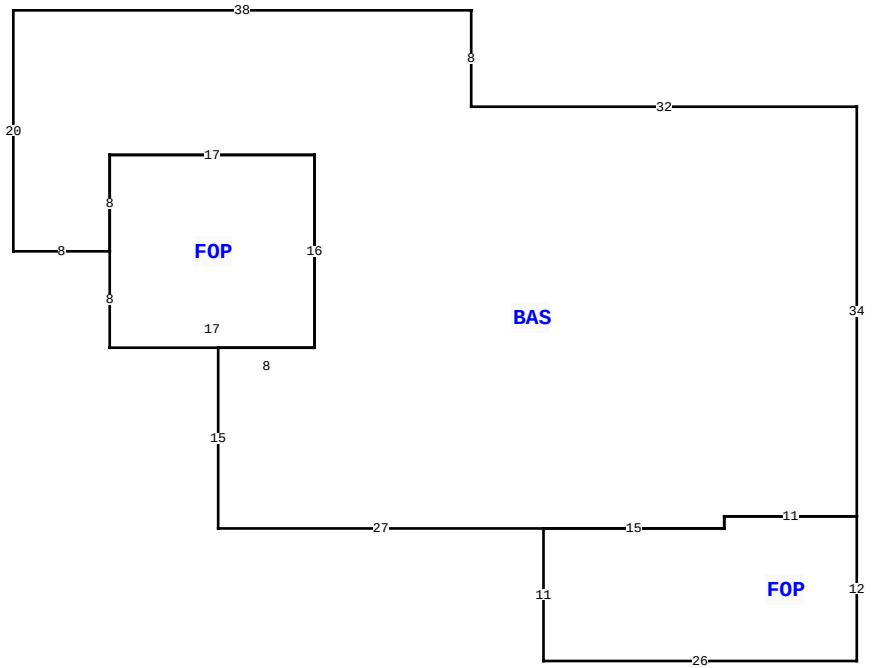
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,152	100		2,152	137,474
FOP	272	30		82	5,238
FOP	297	30		89	5,686
TOTALS	2,721			2,323	148,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,323	89.3475	98.28	228,304	1900	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 2152 HX Base Yr 2004



643 NW MOORE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0060	CARPORT F	0	100	22	24	528.00	UT	4.50	4.50	100	2009	2009	3	100	2,376	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,398
TOTAL MARKET OB/XF VALUE		4,026
TOTAL LAND VALUE - MARKET		37,650
TOTAL MARKET VALUE		190,074
SOH/AGL Deduction		70,182
ASSESSED VALUE		119,892
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		63,481
TOTAL JUST VALUE		190,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053442	Roof Replacement	30,000	06/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1371	11/03/2026	LE	U	I	14	100
GRANTOR: COLON MARION VIRGINIA						
GRANTEE: FITZPATRICK VIRGINI						
0994/0951	9/09/2003	WD	Q	I		79,900
GRANTOR: JIM R MARTIN & GLENN						
GRANTEE: MARION V COLON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 N8 W38 S20 E8 FOP= S8 E17 N16 W17 S8$ N8 E17 S16 W8 S15 E27 FOP= S11 E26 N12 W11 S1 W15$ E15 N1 E11 N34$.

LAND DESCRIPTION

TOTAL OB/XF 4,026

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		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,150							

REVIEW DATE 05/10/2023 BY JB Total Acres: 2.51 Total Land Value: 37,650 Market: 0 Agricultural: 0 Common: 37,650 PRINTED 11/17/2026 BY SYS