COMM NW COR OF S1/2 OF SW1/4, RU
E R/W BISHOP RD, CONT E 417.38 F
CONT E 418.32 FT, SW 7 DEG 528.0

MCFARLAND KELLY L/MCFARLAND MONTE C
1044 PINEY Z PLANTATION RD
TALLAHASSEE, FL 32311

2027

35-4S-16-03298-006

BUILDING CHARACTERISTICS

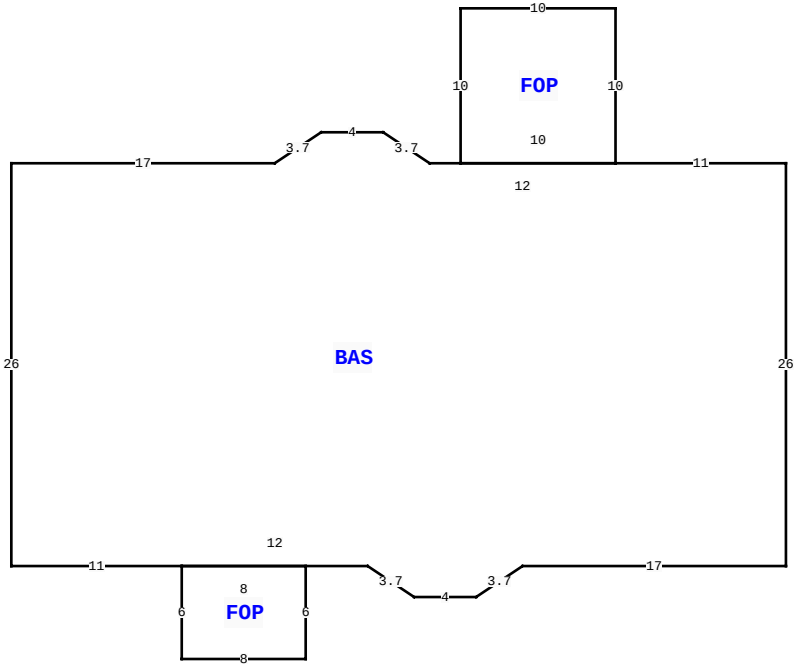
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 01
NEIGHBORHOOD/LOC	35416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100		1,328	110,133
FOP	48	30		14	1,161
FOP	100	30		30	2,488
TOTALS	1,476			1,372	113,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,372	113.8000	125.18	171,747	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 0% - 2023 Heated Area: 1328 HX Base Yr



254 SW INDEPENDENCE GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
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	0040	BARN,POLE	0	0	25	36	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	1998	1998	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	113,782
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	175,482
SOH/AGL Deduction	0
ASSESSED VALUE	175,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,482
TOTAL JUST VALUE	175,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14243	SFR	220	07/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/0839	8/14/2003	WD	Q	I		84,500
GRANTOR: DONALD H & ALTHEA M C						
GRANTEE: KELLY L & MONTE C M						
0854/1024	2/03/1998	WD	U	V		100
GRANTOR: GEARL DEWAYNE & FRANC						
GRANTEE: DONALD H & ALETHEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N10 W10 S10 E10$ W12 U2 L3 W4 L3 D2 W17 S26 E11 FOP= S6 E8 N6 W8$ E12 D2 R3 E4 R3 U2 E17 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 07/30/2019 BY BC Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS