COMM 465.73 FT N OF SW COR OF
SE1/4 OF SE1/4 FOR POB, RUN E
E 624.30 FT, N 320.86 FT, W

MCFATTER TRAVIS C/MCFATTER WHITNEY A
285 NW OUTLAW COUNTRY GLN
LAKE CITY, FL 32055

2027

36-2S-16-01895-001

BUILDING CHARACTERISTICS

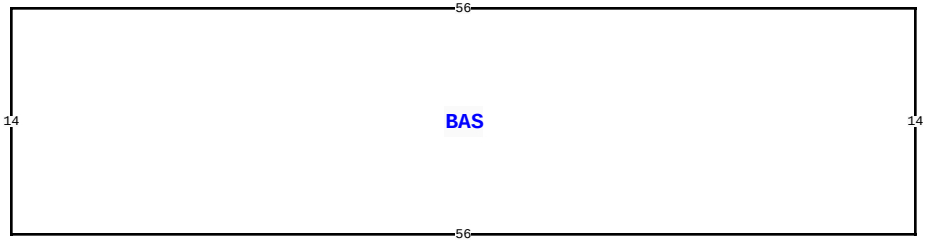
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	36216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,311
TOTALS	784			784	17,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	92.0000	55.20	43,277	1993	1993	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2020 Heated Area: 784 HX Base Yr 2020



207 NW OUTLAW COUNTRY GLN, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		389,045
TOTAL MARKET OB/XF VALUE		16,849
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		437,394
SOH/AGL Deduction		73,554
ASSESSED VALUE		363,840
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		312,429
TOTAL JUST VALUE		437,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39353	SFR	0	02/26/2020
37637	M H	0	01/16/2019
27025	M H	441	05/20/2008
26844	M H	537	03/14/2008
22351	M H	268	09/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/1408	8/24/2018	WD	Q	I	05	130,000
GRANTOR: BETTY L KING						
GRANTEE: TRAVIS C & WHITNEY						
1334/0088	4/04/2017	QC	U	I	11	100
GRANTOR: RICHARD JOHN KING						
GRANTEE: BETTY LOIS KING F/K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	729	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
6	0040	BARN,POLE	0	100	40	36	1.00	UT	11,520.00	11,520.00	100	2023	2022		100	11,520	

LAND DESCRIPTION

TOTAL OB/XF 16,849

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	2.15	AC		1.00	1.00	1.00	10,000.00	10,000.00	21,500							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 05/03/2023 BY JB Total Acres: 3.15 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/17/2026 BY SYS

COMM 465.73 FT N OF SW COR OF
SE1/4 OF SE1/4 FOR POB, RUN E
E 624.30 FT, N 320.86 FT, W

MCFATTER TRAVIS C/MCFATTER WHITNEY A
285 NW OUTLAW COUNTRY GLN
LAKE CITY, FL 32055

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BUILDING CHARACTERISTICS

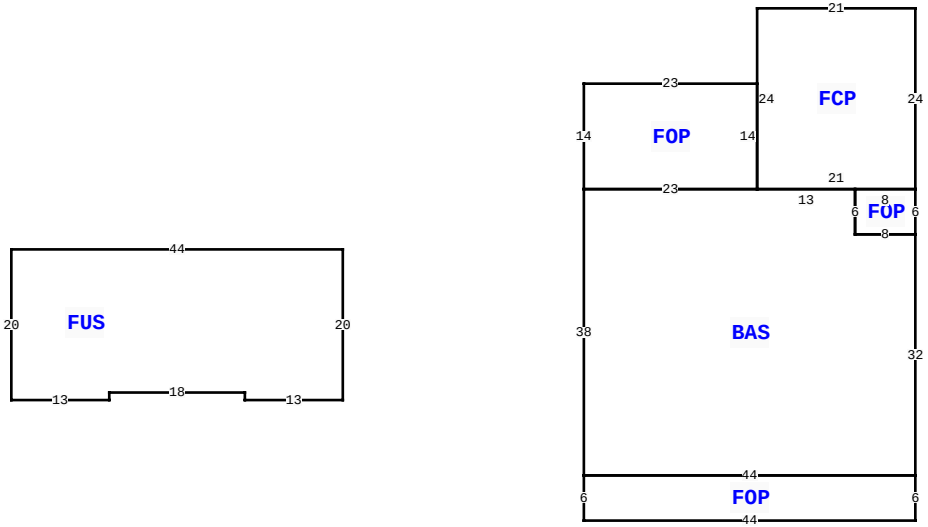
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	36216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	215,452
FCP	504	25		126	16,716
FOP	48	30		14	1,857
FOP	264	30		79	10,480
FOP	322	30		97	12,869
FUS	862	100		862	114,359
TOTALS	3,624			2,802	371,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,802	126.9576	139.65	391,299	2020	2020	0	0	0	5.00	95.00

5 SINGLE FAM 100% - 2021 Heated Area: 2486 HX Base Yr 2020



207 NW OUTLAW COUNTRY GLN, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: TRAVIS C & WHITNEY						
1334/0088	4/04/2017	QC	U	I	11	100
GRANTOR: RICHARD JOHN KING						
GRANTEE: BETTY LOIS KING F/K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-10,10] W8 N6 W13 W23 S38 E44 N32 $
FUS=[ORIG=-86,12] W44 S20 E13 N1 E18 S1 E13 N20 $
FCP=[ORIG=-31,-20] E21 S24 W21 N24 $
FOP=[ORIG=-54,-10] E23 S14 W23 N14 $
FOP=[ORIG=-54,42] E44 S6 W44 N6 $
FOP=[ORIG=-18,4] E8 S6 W8 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/03/2023 BY JB Total Acres: 3.15 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/17/2026 BY SYS