

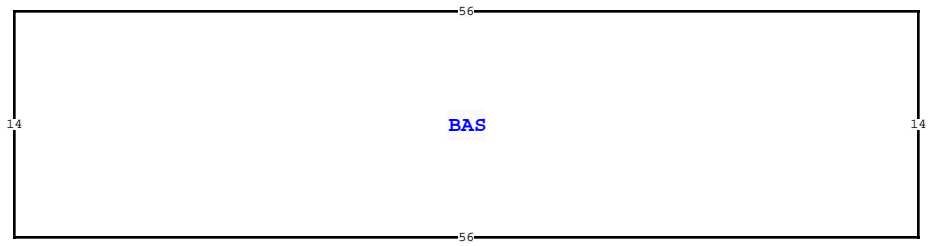
COMM 465.73 FT N OF SW COR OF
SE1/4 OF SE1/4 FOR POB, RUN E
E 624.30 FT, N 320.86 FT, W

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

2026

36-2S-16-01895-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	784	100	
TOTALS	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	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		395,806	
TOTAL MARKET OB/XF VALUE		16,849	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		444,155	
SOH/AGL Deduction		92,573	
ASSESSED VALUE		351,582	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		300,171	
TOTAL JUST VALUE		444,155	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		440,264	

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						

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

TOTAL OB/XF												16,849					
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W56 S14 E56 N14\$.											

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	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							

