W DIV: N 72.5 FT OF LOTS 1 & 2
BLOCK 4 MCFARLANE PARK S/D EX
THE N 20 FT & EX ADD'L RD R/W

TERREROS MARTHA LUCIA
242 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

00-00-00-12528-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

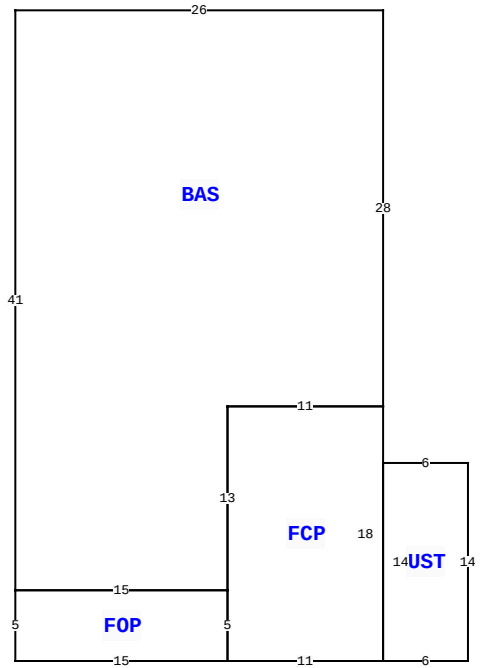
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	923	100		923	87,082
FCP	198	25		50	4,718
FOP	75	30		22	2,075
UST	84	45		38	3,585
TOTALS	1,280			1,033	97,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,033	129.6000	145.15	149,940	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 923 HX Base Yr 2019



242 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		97,461
TOTAL MARKET OB/XF VALUE		450
TOTAL LAND VALUE - MARKET		25,982
TOTAL MARKET VALUE		123,893
SOH/AGL Deduction		36,115
ASSESSED VALUE		87,778
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,056
TOTAL JUST VALUE		123,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1353/1518	1/23/2018	WD	Q	I	01	78,000
GRANTOR: TOMMY J & COURTNEY C						
GRANTEE: MARTHA LUCIA TERRER						
1250/1660	3/05/2013	WD	U	I	11	100
GRANTOR: THE BLAIR GROUP LLC						
GRANTEE: TOMMY J & COURTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S41 FOP= S5 E15 N5 W15$ E15 FCP= S5 E11 UST= E6 N14 W6 S14$ N18 W11 S13$ N13 E11 N28$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 450

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		*RSF-1	100.00	55.00	5,413.00	SF		1.00	1.00	0.80	6.00	4.80	25,982							

REVIEW DATE 08/30/2016 BY DF Total Acres: 0.12 Total Land Value: 25,982 Market: 0 Agricultural: 0 Common: 25,982 PRINTED 11/18/2025 BY SYS