S DIV:LOT 21 BLOCK A MELTON'S S/
501-766, 761-2136, DC 947-2262,

ROMANO JOY L
465 SW MCFARLANE AVE
LAKE CITY, FL 32025-5068

2026

00-00-00-13945-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

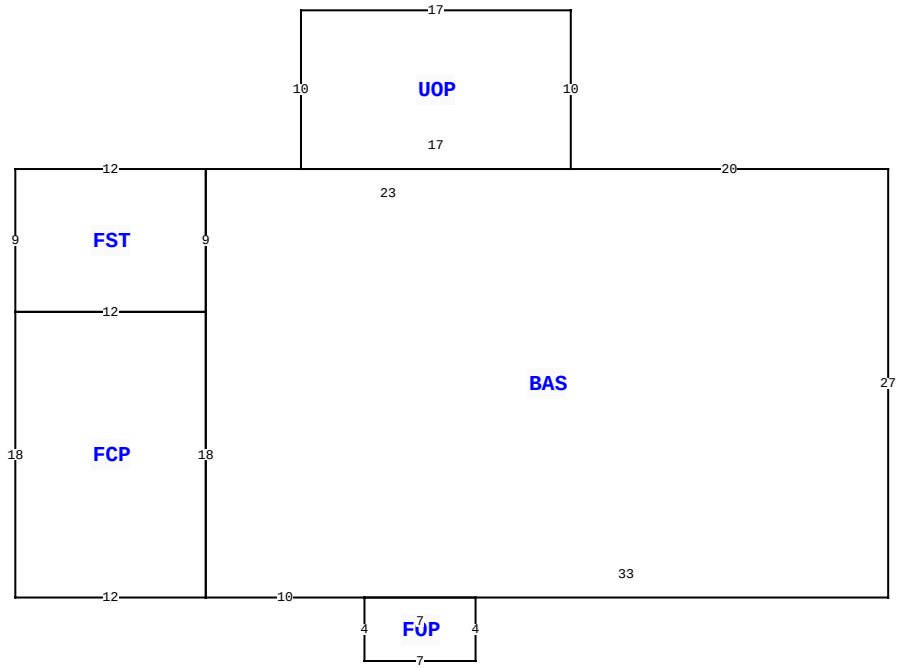
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100		1,161	111,062
FCP	216	25		54	5,166
FOP	28	30		8	765
FST	108	55		59	5,644
UOP	170	20		34	3,253
TOTALS	1,683			1,316	125,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,316	131.4000	147.17	193,676	1960	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1161 HX Base Yr 2018



465 SW MCFARLANE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		125,889
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		7,217
TOTAL MARKET VALUE		133,806
SOH/AGL Deduction		56,048
ASSESSED VALUE		77,758
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,036
TOTAL JUST VALUE		133,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/2758	3/28/2017	WD	Q	I	01	74,000
GRANTOR: ROBBY M & BRENDA B AC						
GRANTEE: JOY L ROMANO						
0960/1650	8/19/2002	WD	Q	I		60,000
GRANTOR: MARY ELLEN BOLTON AS						
GRANTEE: ROBBY M & BRENDA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N10 W17 S10 E17$ W23 FST= W12 S9 E12 N9$ S9
FCP= W12 S18 E12 N18$ S18 E10 FOP= S4 E7 N4 W7$ E33 N27$.

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	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 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	100		*RSF-2	0.00	0.00	12,028.00	SF		1.00	1.00	0.80	0.75	0.60	7,217							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.28 Total Land Value: 7,217 Market: 0 Agricultural: 0 Common: 7,217 PRINTED 11/19/2025 BY SYS