S DIV: LOT 23 BLOCK A MELTONS S/
753-1763, 792-254, 843-050, 923-

ACOSTA DANIEL
433 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

00-00-00-13947-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

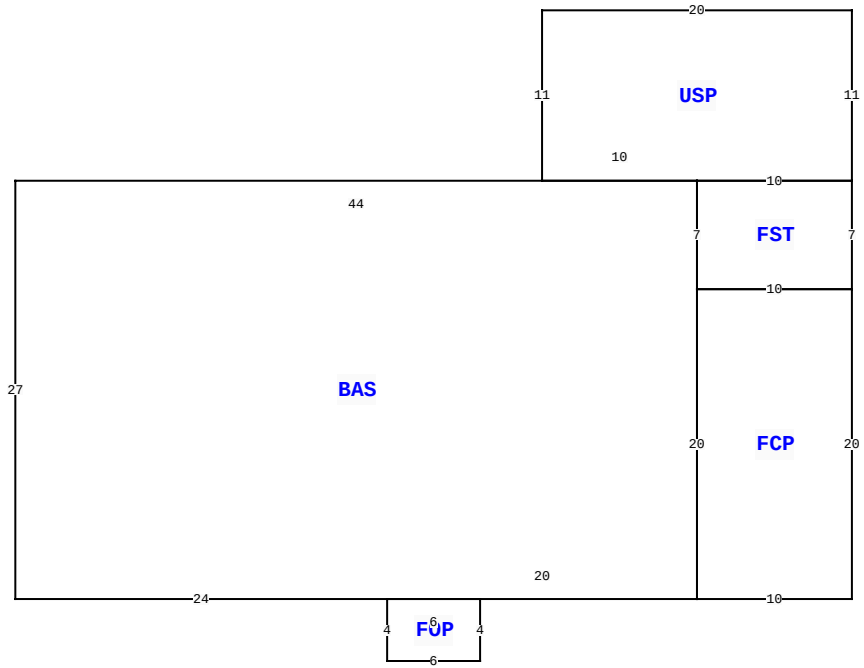
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,188	100		1,188	102,402
FCP	200	25		50	4,310
FOP	24	30		7	603
FST	70	55		38	3,275
USP	220	35		77	6,637
TOTALS	1,702			1,360	117,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	118.4000	132.61	180,350	1962	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1188 HX Base Yr 2014



433 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		117,228
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		4,969
TOTAL MARKET VALUE		126,297
SOH/AGL Deduction		54,855
ASSESSED VALUE		71,442
TOTAL EXEMPTION VALUE	HX HB VX	51,442
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		126,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,297

SALE:2:1: SOLD COMPLETELY FURNISHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1266/0910	12/04/2013	WD	Q	I	01	66,000
GRANTOR: WAYNE DONNENWIRTH						
GRANTEE: DANIEL ACOSTA						
0923/1263	3/21/2001	WD	Q	I		64,900
GRANTOR: EVELYN & BRENT ALLEN						
GRANTEE: WAYNE DONNENWIRTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E24 FOP= S4 E6 N4 W6$ E20 FCP= E10 N20 W10 S20$ N20 FST= E10 N7 W10 S7$ N7$ USP= E10 N11 W20 S11 E10$.

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	1993	1993	3	100	600	
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	2016	2016	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	8,282.00	SF		1.00	1.00	0.80	0.75	0.60	4,969							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.19 Total Land Value: 4,969 Market: 0 Agricultural: 0 Common: 4,969 PRINTED 11/20/2025 BY SYS