

S DIV: LOT 25 BLOCK A MELTONS S/
636-360, 724-532, 730-223, 772-5

SEPULVEDA ROBERT/SEPULVEDA MERLY M
405 SW MCFARLANE AVE
LAKE CITY, FL 32055

2026

00-00-00-13949-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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		06
NEIGHBORHOOD/LOC	870317.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100		1,372	120,010
FOP	96	30		29	2,537
FST	108	55		59	5,161
TOTALS	1,576			1,460	127,707

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0200	GARAGE F	0 100	0	0	1.00	UT	0.00	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	
4	0294	SHED WOOD/	0 100	10	13	130.00	UT	3.50	
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	2 0.00	0.00	8,617.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,460	120.1560	134.57	196,472	1968	1968	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1372 HX Base Yr											

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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		127,707	
TOTAL MARKET OB/XF VALUE		3,868	
TOTAL LAND VALUE - MARKET		5,170	
TOTAL MARKET VALUE		136,745	
SOH/AGL Deduction		66,443	
ASSESSED VALUE		70,302	
TOTAL EXEMPTION VALUE		45,302	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		136,745	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046410	Roof Replacement	16,911	01/31/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1455/1394	12/22/2021	LE	U	I	14	100	
GRANTOR: SEPULVEDA ROBERT (ENH)							
GRANTEE: MASSEY JENNIFER (RM)							
0783/1069	12/06/1993	WD	Q	I		39,500	
GRANTOR: CHRISTENSEN EST							
GRANTEE: ROBERT SEPULVEDA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W40N2FST= W12S9 E12 N9S\$9 W12 S21 E12 FOP= S4 E24 N4W24\$ E40 N28\$.									