

S DIV:LOT 8 BLK B MELTONS S/D.
758-2243, 841-378, WD 1206-333,

CONNER ABBIE
490 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

00-00-00-13959-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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	
NEIGHBORHOOD/LOC		870317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,452	100	
FCP	108	25	
FCP	180	25	
FOP	36	30	
UST	84	45	
TOTALS	1,860		

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0294	SHED WOOD/	0 100	8	12	96.00	UT	3.50	
3	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	12,420.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,573	112.7610	126.29	198,654	1957	1995	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2025 Heated Area: 1452 HX Base Yr 2025													
490 SW MCFARLANE AVE, LAKE CITY													

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

TOTAL OB/XF													
1,236													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		1	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 1				Tax Dist:				
BUILDING MARKET VALUE				129,125				
TOTAL MARKET OB/XF VALUE				1,236				
TOTAL LAND VALUE - MARKET				9,315				
TOTAL MARKET VALUE				139,676				
SOH/AGL Deduction				0				
ASSESSED VALUE				139,676				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				88,954				
TOTAL JUST VALUE				139,676				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				139,676				
SALE:2:1: LIFE ESTATE REMAINDERMAN								
SALE:1:1: LOT 8 BLK B MELTON'S S/D								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/1905		10/23/2023		WD	U	I	30	200,000
GRANTOR: CONNER MICHAEL S								
GRANTEE: CONNER ABBIE								
1206/0333		12/07/2010		WD	U	I	30	35,700
GRANTOR: JACOB & REBECCA JONES								
GRANTEE: MICHAEL S & TIFFANI								