LOT 6 BLOCK 19 LAKE FOREST S/D P
376-654, LE 1344-1234,

STEVENSON DAVID S/STEVENSON PHLLIS W
1273 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-07948-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

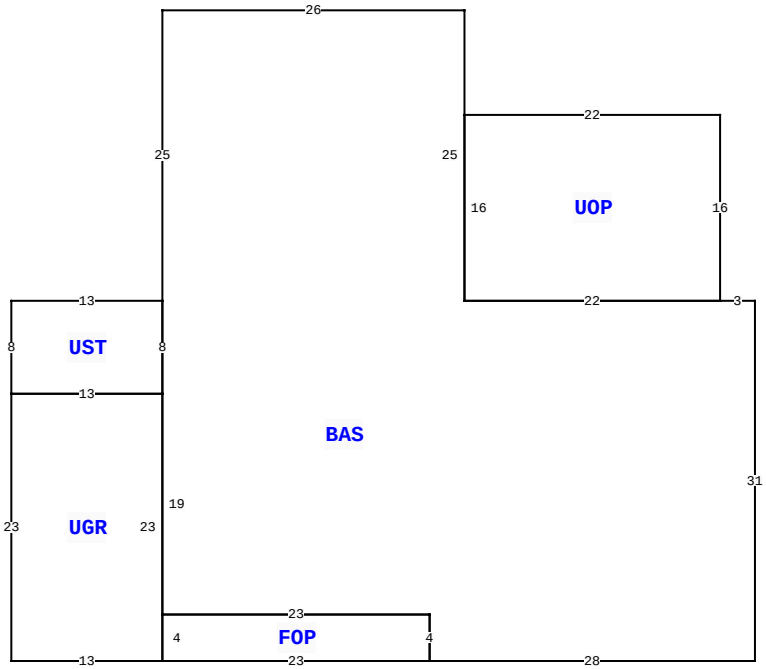
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100		2,139	158,844
FOP	92	30		28	2,080
UGR	299	45		135	10,025
UOP	352	20		70	5,198
UST	104	45		47	3,490
TOTALS	2,986			2,419	179,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,419	120.5523	135.02	326,613	1967	1967	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 2139 HX Base Yr



1273 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		179,637
TOTAL MARKET OB/XF VALUE		1,885
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		200,022
SOH/AGL Deduction		95,269
ASSESSED VALUE		104,753
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,031
TOTAL JUST VALUE		200,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,022

BLDG:1:1: MKT. INDICATES ADD. 10% DEP.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/1234	9/01/2017	LE	U	I	14	0

GRANTOR: DAVID S & PHYLLIS W S
GRANTEE: BONNIE S GREEN & JO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N16 W22 S16 E22$ W22 N25 W26 S25 UST= W13 S8 E13 N8$ S8 UGR= W13 S23 E13 N23$ S19 FOP= S4 E23 N4 W23$ E23 S4 E28 N31$.

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	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	35	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	350	

LAND DESCRIPTION

TOTAL OB/XF 1,885

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	225.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/13/2016 BY DF Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS