LOT 7 BLOCK 20 LAKE FOREST S/D
PLAT 2 UNIT 4.
751-1560, WD 1050-2659, WD

CONOVER DEANNA
1335 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-07950-000

BUILDING CHARACTERISTICS

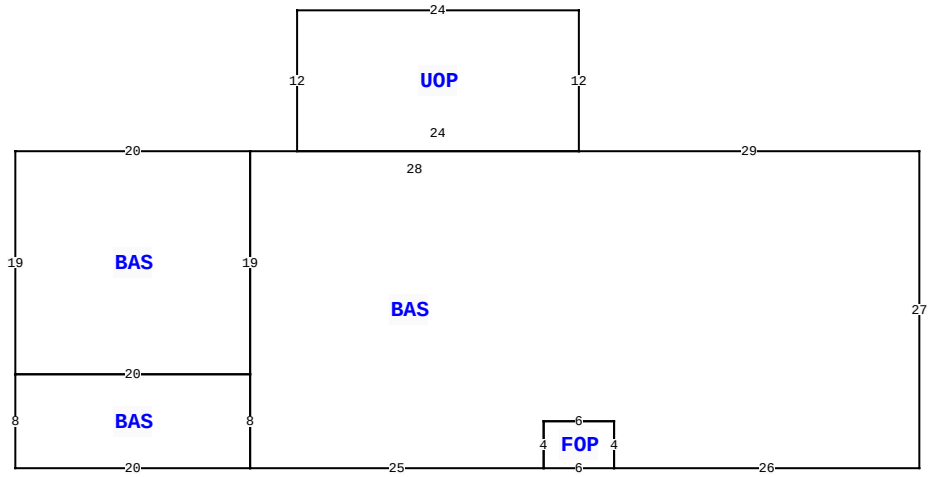
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	06
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	160	100		160	13,298
BAS	380	100		380	31,584
BAS	1,515	100		1,515	125,920
FOP	24	30		7	582
UOP	288	20		58	4,820
TOTALS	2,367			2,120	176,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	114.1738	127.87	271,084	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2055 HX Base Yr 2020



1335 SW MCFARLANE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		176,205
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		196,005
SOH/AGL Deduction		54,628
ASSESSED VALUE		141,377
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,655
TOTAL JUST VALUE		196,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,005

SALE:1:1: LOT 7 BLK 20 LAKE FOREST UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
884	ADDN SFR	0	06/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1391/1020	8/14/2019	WD	Q	I	01	140,000
GRANTOR: JESSIE & NYCULA RANDL						
GRANTEE: DEANNA CONOVER						
1050/2659	6/29/2005	WD	Q	I		100,000
GRANTOR: DARBY						
GRANTEE: RANDLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UOP= N12 W24 S12 E24$ W28 BAS= W20 S19 E20 N19$ S19
BAS= W20 S8 E20 N8$ S8 E25 FOP= E6 N4 W6S4$ N4 E6S4 E26 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	250	
2	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1998	1998	3	100	150	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	125.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS