

COMM NW COR OF SW1/4 OF NE1/4, R
FT, E 945.31 FT TO W R/W MCFARLA
FT FOR POB, RUN W 100 FT, N 80 F

DUDGEON CURTIS D
1110 SW MCFARLANE AVE #102
LAKE CITY, FL 32025

2026

06-4S-17-07983-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	0	100
Stories	1.	1. 100
Units	2	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0800MULTI-FAM <10	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	42,075
FOP	120	30		36	1,683
FST	132	55		73	3,413
HXB	900	100		900	42,075
TOTALS	2,052			1,909	89,246

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00
2	0258	PATIO	0	100	0	0		1.00 UT 0.00	0.00
3	0169	FENCE/WOOD	0	100	0	0		1.00 UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0800	C	MULTI-FAM	100		*RMF	180.00	100.00	0.50
2	0800	C	MULTI-FAM	0		00	0.00	0.00	0.50

REVIEW DATE BY

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,909	109.9980	93.50	178,492	1967	1967	0	0	0 50.00	50.00
1 DUPLEX 47.15% - 1996 Heated Area: 1800 HX Base Yr 1996											
1110 SW MCFARLANE AVE, LAKE CITY											

TOTAL OB/XF									
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1110 SW MCFARLANE AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		89,246	
TOTAL MARKET OB/XF VALUE		900	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		108,646	
SOH/AGL Deduction		14,354	
ASSESSED VALUE		94,292	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		69,292	
TOTAL JUST VALUE		108,646	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		108,646	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0228	MAINT/ALTR	164	04/29/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1050/0902	6/21/2005	WD	Q	I	04	0	
GRANTOR: CHERYL A & KATHY J MO							
GRANTEE: CURTIS D DUDGEON							
0805/0206	5/01/1995	AG	U	I	13	56,000	
GRANTOR: CHERYL A & KATHY J MO							
GRANTEE: CURTIS D DUDGEON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W19 FST= N6 W22 S6 E22SW11 HXB= W30 S30 E30 N30\$ S30FOP= W10 S6 E20 N6 W10\$ E30 N30\$.									

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