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

FL HOMETOWN PROPERTIES LLC
209 S SHADOWWOOD DR
ST AUGUSTINE, FL 32086

2026

06-4S-17-07985-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

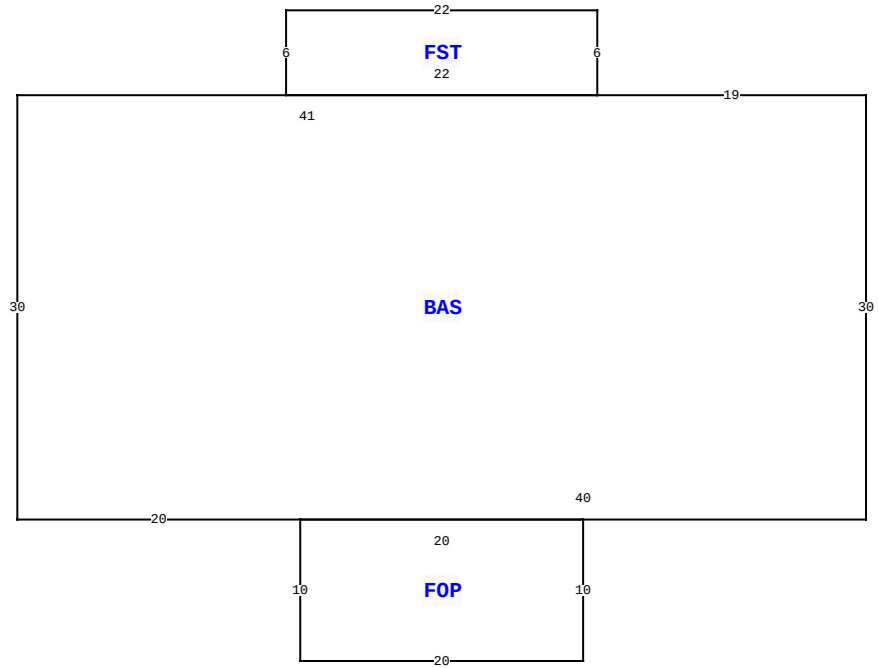
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0800	MULTI-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	1,800	100		1,800	62,919
FOP	200	30		60	2,098
FST	132	55		73	2,552
TOTALS	2,132			1,933	67,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,933	82.2528	69.91	135,136	1967	1967	0	0	0	50.00	50.00

1 DUPLEX 0% - 2024 Heated Area: 1800 HX Base Yr



1094 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	67,568
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	13,875
TOTAL MARKET VALUE	82,043
SOH/AGL Deduction	0
ASSESSED VALUE	82,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,043
TOTAL JUST VALUE	82,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,043

SALE:2:1: MULTI-FAMILY.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1483/340	1/10/2023	WD	U	I	11	100
GRANTOR: LOCKLEAR DARREL M						
GRANTEE: FL HOMETOWN PROPERT						
1435/322	4/06/2021	WD	U	I	11	100
GRANTOR: FELTON MARY E FKA MAR						
GRANTEE: FELTON MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FST= N6 W22 S6 E22$W 41 S30 E20 FOP= S10 E20 N10W20$ E40 N30$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0800	C	MULTI-FAM	0		*RMF	-180.00	100.00	1.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	13,875							

REVIEW DATE 01/03/2020 BY ME Total Acres: 0.18 Total Land Value: 13,875 Market: 0 Agricultural: 0 Common: 13,875 PRINTED 11/12/2025 BY SYS