N1/2 OF THE FOLLOWING: COMM NW C
NE1/4, RUN S 139.86 FT, E 945.31
R/W MCFARLANE AVE, N 305 FT FOR

VALDEZ JEFFREY
11137 CHEROKEE COVE DR
JACKSONVILLE, FL 32221

2025

06-4S-17-07991-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

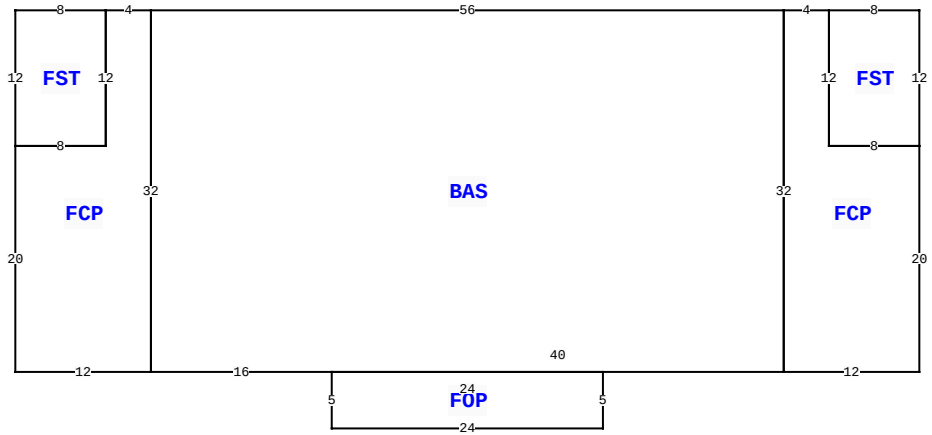
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,792	100		1,792	87,163
FCP	288	25		72	3,502
FCP	288	25		72	3,502
FOP	120	30		36	1,751
FST	96	55		53	2,578
FST	96	55		53	2,578
TOTALS	2,680			2,078	101,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,078	114.4500	97.28	202,148	1968	1968	0	0	0	50.00	50.00

1 DUPLEX – 0% - 0 Heated Area: 1792 HX Base Yr



1042 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	101,074
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	120,474
SOH/AGL Deduction	2,771
ASSESSED VALUE	117,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,703
TOTAL JUST VALUE	120,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1336/2228	5/05/2017	WD	Q	I	01	90,000
GRANTOR: DAVID COURSON						
GRANTEE: JEFFREY VALDEZ						
1277/2779	7/18/2014	WD	Q	I	01	43,900
GRANTOR: BILLY LEVENS						
GRANTEE: DAVID W COURSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FCP= W4 FST= W8 S12 E8 N12$ S12 W8 S20 E12 N32$ S32 E16 FOP= S5 E24 N5 W24$E40 FCP= E12 N20 FST= N12 W8 S12 E8$ W8 N12 W4 S32$ N32$.

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	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 900

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-	102.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/16/2016 BY DF Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/01/2025 BY SYS