COMM NW COR OF SW1/4 OF NE1/4, S
955.40 FT TO W R/W MCFARLANE AVE
POB, S 95.39 FT, W 10 FT, S 18 F

SUTTON ANGELA/SUTTON TAUREON
1164, SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08000-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

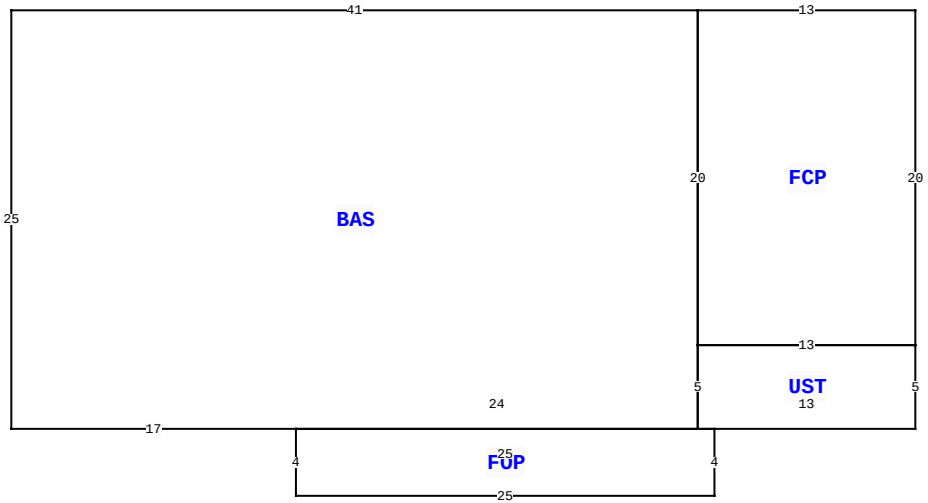
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,025	100		1,025	93,621
FCP	260	25		65	5,937
FOP	100	30		30	2,740
UST	65	45		29	2,649
TOTALS	1,450			1,149	104,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,149	125.4600	140.52	161,457	1972	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1025 HX Base Yr



1164 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	104,947
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	124,947
SOH/AGL Deduction	0
ASSESSED VALUE	124,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,947
TOTAL JUST VALUE	124,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,947

LAND:1:1: 95.39 X 109.81 + 3,807 SF. 1992 DOR

BLDG:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00647			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1540/414	5/08/2025	WD	Q	I	01	185,000
GRANTOR: BAIRD VERONICA						
GRANTEE: SUTTON ANGELA						
1163/0973	12/04/2008	WD	Q	I		80,000
GRANTOR: COLUMBIA INVESTMENT P						
GRANTEE: VERONICA BAIRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E17 FOP= S4 E25N4 W25$ E24 UST= E13 N5 W13 S5$
N5 FCP= E13 N20 W13 S20$ N20$.

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	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0		*RSF	-295.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/04/2025 BY TP Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS