COMM NW COR OF SW1/4 OF NE1/4,
RUN S 139.86 FT, E 855.31 FT
FOR POB, RUN N 146.89 FT, E

MCLEAN NANCY CAROL
269 SE PUEBLO WAY
LAKE CITY, FL 32025

2026

06-4S-17-08007-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

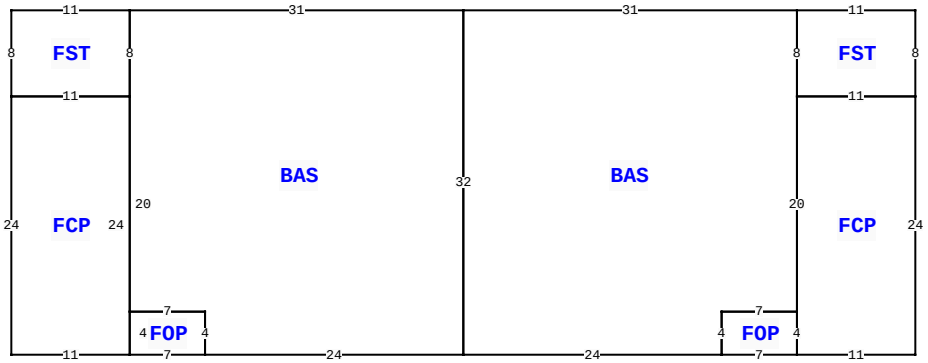
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
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	964	100		964	58,846
BAS	964	100		964	58,846
FCP	264	25		66	4,029
FCP	264	25		66	4,029
FOP	28	30		8	488
FOP	28	30		8	488
FST	88	55		48	2,930
FST	88	55		48	2,930
TOTALS	2,688			2,172	132,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,172	119.7000	101.74	220,979	1965	1985	0	0	0	40.00	60.00

1 DUPLEX 0% - 0 Heated Area: 1928 HX Base Yr



1130 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	132,587
TOTAL MARKET OB/XF VALUE	620
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	151,707
SOH/AGL Deduction	0
ASSESSED VALUE	151,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,707
TOTAL JUST VALUE	151,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,917

LAND:1:1: 145 X 89.89 + 85 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/1009	5/09/2008	WD	Q	I		149,000
GRANTOR: MIKE LIENEMANN						
GRANTEE: NANCY CAROL MCLEAN						
1049/1355	5/25/2005	WD	Q	I	01	100
GRANTOR: JEANNE S GREENE DAY						
GRANTEE: MIKE LIENEMANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 BAS= W31 FST= W11 S8 E11N8$S8 FCP= W11 S24 E11 N24$ S20 FOP= S4 E7 N4 W7$ E7 S4 E24 N32$ S32 E24 FOP= E7 N4 W7 S4$ N4 E7FCP= S4 E11 N24 W11 S20$ N20 FST= E11 N8 W11 S8$ N8$.

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	620	

LAND DESCRIPTION

TOTAL OB/XF 620

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-	145.00	90.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/19/2016 BY DF Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS