COMM NW COR OF SW1/4 OF NE1/4, S 955.40 FT TO W R/W MCFARLANE AVE 292.09 FT FOR POB, W 109.03 FT,

HARRINGTON JIM
1206 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08014-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

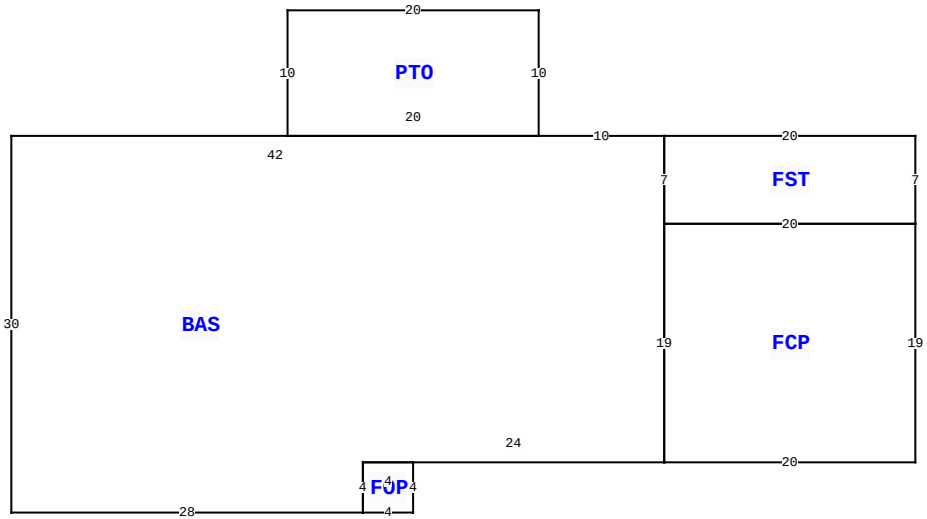
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,464	100		1,464	136,104
FCP	380	25		95	8,832
FOP	16	30		5	465
FST	140	55		77	7,158
PTO	200	5		10	930
TOTALS	2,200			1,651	153,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	118.5800	132.81	219,269	1965	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 1464 HX Base Yr 2023



1206 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		153,488
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		173,388
SOH/AGL Deduction		26,262
ASSESSED VALUE		147,126
TOTAL EXEMPTION VALUE	HX HB 13	147,126
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		173,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,581

SALE:2:1: 2 PARCELS - 1 DEED.

SALE:1:1: INCLUDED 06-4S-17-07993-000

BLDG:1:1: AREA MKT. INDICATES ADD. 10% DEP..

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048261	Electrical Servic	0	09/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/694	9/06/2022	WD	Q	I	01	200,000
GRANTOR: MURRHEE SUSAN M						
GRANTEE: HARRINGTON JIM						
0969/2214	12/09/2002	WD	Q	I		75,000
GRANTOR: JOHN N & MARALEE ADAM						
GRANTEE: SUSAN M MURRHEE						

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N10 W20 S10 E20$ W42 S30 E28 FOP= E4N4 W4 S4$ N4 E24 FCP= E20 N19 W20 S19$ N19 FST= E20 N7 W20 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	100		*RSF-2	103.00	109.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS