

COMM NW COR OF SW1/4 OF NE1/4, R
E 955.40 FT TO W R/W MCFARLANE A
ALONG R/W 395.09 FT FOR POB, RUN

LYONS JOSEPH/LYONS DEBORAH
1230 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08016-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

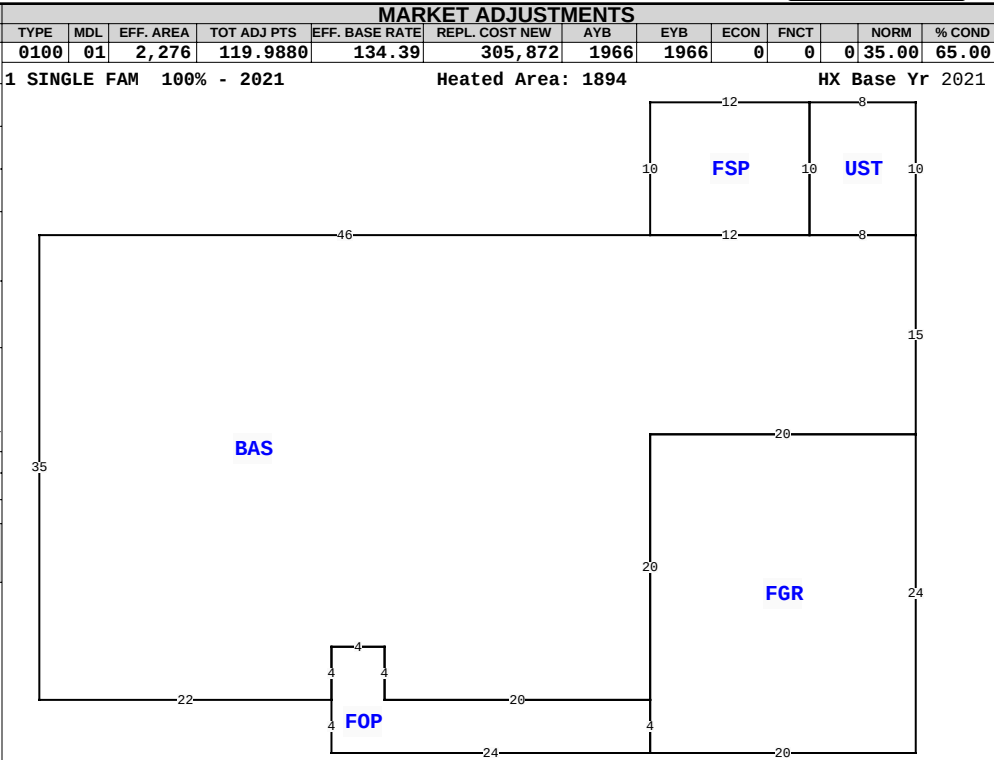
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100		1,894	165,448
FGR	480	55		264	23,061
FOP	112	30		34	2,970
FSP	120	40		48	4,193
UST	80	45		36	3,145

TOTALS	2,686			2,276	198,817
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT 0.00		0.00
2	0294	SHED WOOD/	0 100	8	8	64.00	UT 7.50		7.50
3	0040	BARN, POLE	0 100	12	28	336.00	UT 2.50		2.50
4	0296	SHED METAL	0 100	22	24	528.00	UT 5.00		5.00
5	0252	LEAN-TO W/	0 100	10	24	240.00	UT 2.00		2.00
6	0166	CONC, PAVMT	0 100	15	22	330.00	UT 2.00		2.00
7	0190	FPLC PF	0 100	0	0	1.00	UT 1,200.00		1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	203.00	109.00	1.00
2	0000	C	VAC RES	100		*RSF	275.00	109.00	1.00



1230 SW MCFARLANE AVE, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0 100	0	0	1.00	UT 0.00		0.00	100	0	0	3	100	180	
2	0294	SHED WOOD/	0 100	8	8	64.00	UT 7.50		7.50	100	1993	1993	3	100	480	
3	0040	BARN, POLE	0 100	12	28	336.00	UT 2.50		2.50	100	1993	1993	3	100	840	
4	0296	SHED METAL	0 100	22	24	528.00	UT 5.00		5.00	100	1993	1993	3	100	2,640	
5	0252	LEAN-TO W/	0 100	10	24	240.00	UT 2.00		2.00	100	1993	1993	3	100	480	
6	0166	CONC, PAVMT	0 100	15	22	330.00	UT 2.00		2.00	100	1993	1993	3	100	660	
7	0190	FPLC PF	0 100	0	0	1.00	UT 1,200.00		1,200.00	100	2012	2012	3	100	1,200	

TOTAL OB/XF										6,480						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		*RSF	203.00	109.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00
2	0000	C	VAC RES	100		*RSF	275.00	109.00	1.00	LT		1.00	1.00	0.25	18,500.00	4,625.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE				198,817	
TOTAL MARKET OB/XF VALUE				6,480	
TOTAL LAND VALUE - MARKET				23,125	
TOTAL MARKET VALUE				228,422	
SOH/AGL Deduction				43,798	
ASSESSED VALUE				184,624	
TOTAL EXEMPTION VALUE		HX HB 13		184,624	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				228,422	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				228,422	

LAND:2:1: 174.6 X 109.03 + 1,033 SF. LOT 6 & 7
SALE:1:1: 2 PARCELS - 1 DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
84	MAINT/ALTR	50	02/25/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1440/864	6/16/2021	LE U	I	I	14
GRANTOR:					
GRANTEE:					
1410/0875	4/21/2020	WD	Q	I	01
GRANTOR: CHARLES R PANNELL & E					
GRANTEE: JOSEPH & DEBORAH LY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W46 S35 E22 FOP= S4 E24N4 W20 N4 W4 S4\$ N4 E4 S4 E20									
FGR= S4 E20 N24 W20 S20 \$ N20 E20 N15 UST= N10 W8 S10 E8\$ W8									
FSP= N10 W12 S10 E12\$ W12\$.									