

COMM NW COR OF SW1/4 OF NE1/4,
RUN S 139.86 FT, E 955.40 FT
TO W R/W MCFARLANE AVE, RUN S

BASS VIVIAN L
1248 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08017-000



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
Architctual	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	1,650	100		1,650	138,653
FCP	460	25		115	9,664
FEP	200	80		160	13,445
FOP	150	30		45	3,782
UST	32	45		14	1,177
UST	120	45		54	4,538

TOTALS	2,612			2,038	171,257
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	
2	0294	SHED WOOD/	0	100	0	0		1.00 UT 0.00	
3	0120	CLFENCE 4	0	100	0	0		1.00 UT 0.00	
4	0261	PRCH, UOP	0	100	0	0		1.00 UT 0.00	

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	2 0.00	0.00	1.00

REVIEW DATE	09/19/2016	BY	DF
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,038	115.4300	129.28	263,473	1966	1966	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2003 Heated Area: 1650 HX Base Yr 2003											

1248 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	0	0		1.00 UT 0.00	0.00	100	2012	2012	3	100	200	
3	0120	CLFENCE 4	0	100	0	0		1.00 UT 0.00	0.00	100	2012	2012	3	100	200	
4	0261	PRCH, UOP	0	100	0	0		1.00 UT 0.00	0.00	100	2012	2012	3	100	100	

TOTAL OB/XF													680		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
*RSF-2 0.00	0.00	1.00	LT			1.00	1.00	1.00	18,500.00	18,500.00					

Total Acres: 0.43	Total Land Value: 18,500	Market: 0	Agricultural: 0	Common: 18,500
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	1
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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		171,257
TOTAL MARKET OB/XF VALUE		680
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		190,437
SOH/AGL Deduction		96,303
ASSESSED VALUE		94,134
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,412
TOTAL JUST VALUE		190,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,437

LAND:1:1: 0.43 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1346/1975	10/23/2017	LE	U	I	14	100			
GRANTOR: VIVIAN L BASS (LIFE E									
GRANTEE: STEPHEN W COODY (RM									
0968/0704	11/19/2002	WD	Q	I		85,000			
GRANTOR: BILLIE M BIELLING									
GRANTEE: VIVIAN L OSBORNE									