BEG NE COR OF LOT 1 BLOCK B
CHAPEL HILLS S/D, RUN W 250.01
FT, N ALONG E LINE OF CHAPEL

RODRIGUEZ ANGELA L
1724 SW MCFARLANE AVE
LAKE CITY, FL 32025-0613

2026

06-4S-17-08053-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

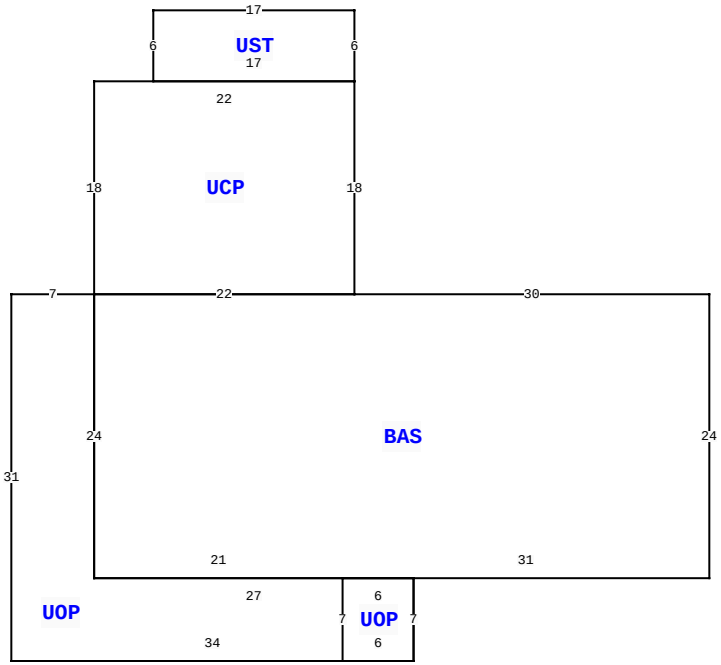
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,248	100		1,248	103,890
UCP	396	20		79	6,577
UOP	42	20		8	666
UOP	406	20		81	6,743
UST	102	45		46	3,829
TOTALS	2,194			1,462	121,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	114.3450	128.07	187,238	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1248 HX Base Yr 2017



1724 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		121,705
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		30,589
TOTAL MARKET VALUE		154,294
SOH/AGL Deduction		57,632
ASSESSED VALUE		96,662
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,940
TOTAL JUST VALUE		154,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0768	6/10/2016	WD	Q	I	01	95,000
GRANTOR: MARVIN H SLAY						
GRANTEE: ANGELA L RODRIGUEZ						
1289/2242	2/24/2015	QC	U	I	11	100
GRANTOR: KEVIN LABRUNO						
GRANTEE: MARVIN SLAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UCP= N18 UST= N6 W17 S6 E17$ W22 S18 E22$ W22 UOP= W7 S31 E34 N7 W27 N24$ S24 E21 UOP= S7 E6 N7 W6$ E31 N24$.

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	800.00	UT	4.50	4.50	50	1993	1993	3	50	1,800	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0.00	0.00	42,932.00	SF		1.00	1.00	0.75	0.95	0.71	30,589							

REVIEW DATE 12/17/2014 BY DF Total Acres: 0.99 Total Land Value: 30,589 Market: 0 Agricultural: 0 Common: 30,589 PRINTED 11/14/2025 BY SYS