COMM SE COR OF SEC, RUN W 502.65 FT, E 40 FT TO E R/W LINE OF RD FOR

COOK CHAD/COOK SANDRA
1827 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08057-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

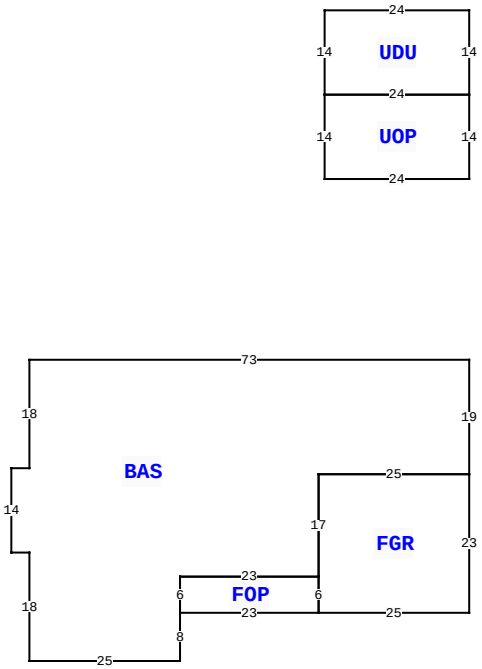
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,595	100		2,595	207,065
FGR	575	55		316	25,215
FOP	138	30		41	3,271
UDU	336	55		185	14,762
UOP	336	20		67	5,346
TOTALS	3,980			3,204	255,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,204	109.6100	122.76	393,323	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2595 HX Base Yr 2017



1827 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		255,660
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		33,988
TOTAL MARKET VALUE		292,048
SOH/AGL Deduction		104,079
ASSESSED VALUE		187,969
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		132,247
TOTAL JUST VALUE		292,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,048

PRMT:1:1: IRRIGATION WELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
664	REMODEL	0	08/17/2015
1262	PUMP/UTPOL	10	06/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1316/2645	6/14/2016	WD	U	I	11	100
GRANTOR: CHAD COOK SUCCESSOR T						
GRANTEE: CHAD & SANDRA COOK						
1160/0820	10/13/2008	WD	Q	I	01	100
GRANTOR: GORDON J COOK						
GRANTEE: GORDON J COOK TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W73 S18 W3 S14 E3 S18 E25 N8 FOP= E23 N6 W23 S6$ N6E23 FGR= S6 E25 N23W25 S17$ N17 E25 N19$ PTR=N30 UOP= N14 UDU= N14 W24 S14 E24$ W24 S14 E24$ S30$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0.00	0.00	47,702.00	SF		1.00	1.00	0.75	0.95	0.71	33,988							

REVIEW DATE 09/26/2016 BY DF Total Acres: 1.10 Total Land Value: 33,988 Market: 0 Agricultural: 0 Common: 33,988 PRINTED 11/14/2025 BY SYS