COMM SE COR OF SEC, RUN W
502.65 FT, N 387.73 FT, W 40
FT TO W R/W OF MCFARLANE AVE,

MILLER LAWRENCE/MILLER RITA
1878 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08063-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

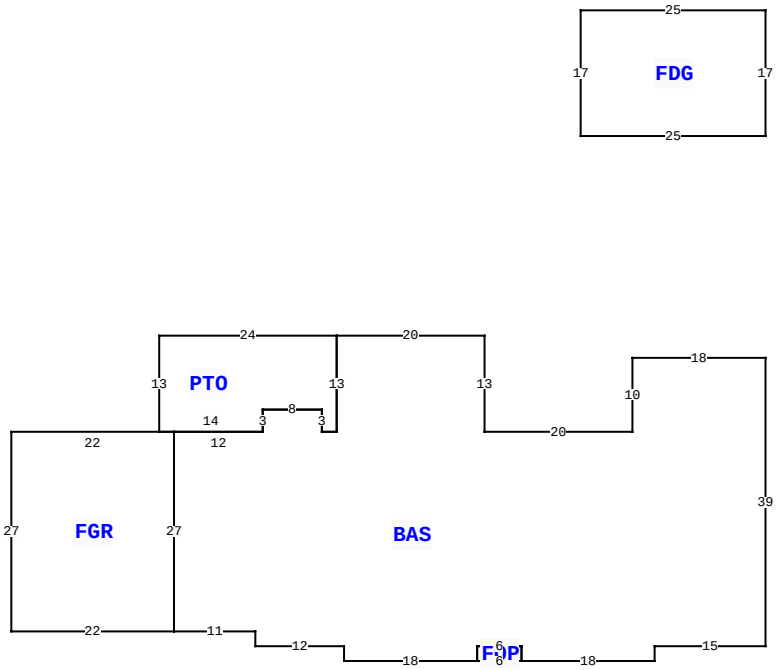
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	2,834	100		2,834	236,124
FDG	425	60		255	21,246
FGR	594	55		327	27,245
FOP	12	30		4	333
PTO	288	5		14	1,166
TOTALS	4,153			3,434	286,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,434	112.7140	126.24	433,508	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2020 Heated Area: 2834 HX Base Yr 2020



1878 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		286,115
TOTAL MARKET OB/XF VALUE		4,528
TOTAL LAND VALUE - MARKET		30,349
TOTAL MARKET VALUE		320,992
SOH/AGL Deduction		89,750
ASSESSED VALUE		231,242
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		175,520
TOTAL JUST VALUE		320,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
521	MAINT/ALTR	50	11/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1382/1144	4/20/2019	WD	Q	I	01	205,500
GRANTOR: LYNNE DEVANE BOYD						
GRANTEE: LAWRENCE & RITA MIL						
1381/1976	4/02/2019	QC	U	I	11	100
GRANTOR: MICHAEL C PAYNE						
GRANTEE: LYNNE DEVANE BOYD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S10 W20 N13 W20 PTO= W24 S13 E14 N3 E8 S3 E2 N13$ S13 W2 N3 W8 S3 W12 FGR= W22 S27 E22 N27$ S27 E11 S2 E12 S2 E18 FOP= E6 N2W6 S2$ N2 E6 S2 E18 N2 E15 N39$ PTR=N30 FDG= N17 W25 S17 E25$ 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	26	69	1,794.00	UT	1.40	1.40	100	0	0	3	100	2,512	
2	0166	CONC,PAVMT	0	100	18	80	1,440.00	UT	1.40	1.40	100	0	0	3	100	2,016	

LAND DESCRIPTION

TOTAL OB/XF 4,528

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	42,595.00	SF		1.00	1.00	0.75	0.95	0.71	30,349							

REVIEW DATE 09/27/2016 BY DF Total Acres: 0.98 Total Land Value: 30,349 Market: 0 Agricultural: 0 Common: 30,349 PRINTED 11/17/2025 BY SYS