COMM SE COR OF SEC, W 502.65 FT, C/L MCFARLANE AVE, W 40 FT, N AL FT FOR POB, CONT N 86.52 FT, W 1

BARBER ANDREW
1820 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08063-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

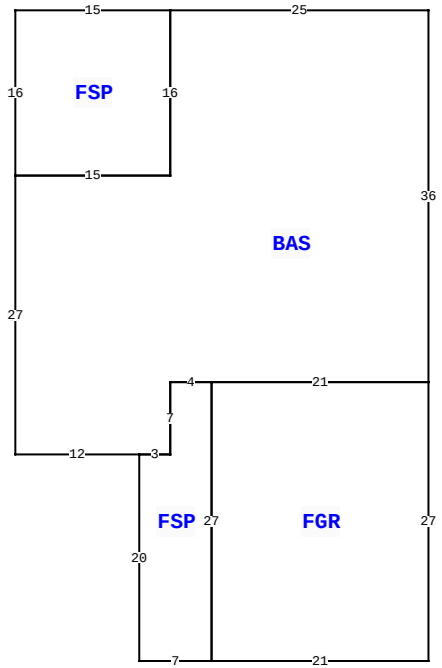
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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		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	1,305	100		1,305	109,679
FGR	567	55		312	26,222
FSP	168	40		67	5,631
FSP	240	40		96	8,068
TOTALS	2,280			1,780	149,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,780	115.4440	129.30	230,154	1976	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1305 HX Base Yr 2025



1820 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		149,600
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		169,880
SOH/AGL Deduction		0
ASSESSED VALUE		169,880
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,158
TOTAL JUST VALUE		169,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			01/03/2024
3190	REMODEL	50	02/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1637	1/30/2024	WD	Q	I	01	165,000
GRANTOR: FEDERICO MATHEW C						
GRANTEE: BARBER ANDREW						
1350/2095	12/28/2017	WD	Q	I	01	131,300
GRANTOR: MICHELLE ROSENBERG						
GRANTEE: MATHEW C & KELLIE O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W15 S16 E15 N16$ S16 W15 S27 E12 FSP= S20 E7 N27 W4 S7 W3$ E3 N7 E4 FGR= S27 E21 N27 W21$ E21 N36$.

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	480	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/01/2024 BY JS Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS