

BEG INTERS OF S LINE OF MARK PLA
MCFARLANE AVE, RUN E 250 FT, S 1
FT, N 170 FT TO POB. BEING IN BE

WARREN CELINE M
1795 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08073-000



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 Floop	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 07 07

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	154	100		154	14,773
BAS	1,722	100		1,722	165,186
FEP	288	80		230	22,063
FGR	462	55		254	24,365
FST	147	55		81	7,770

TOTALS 2,773 2,441 234,158

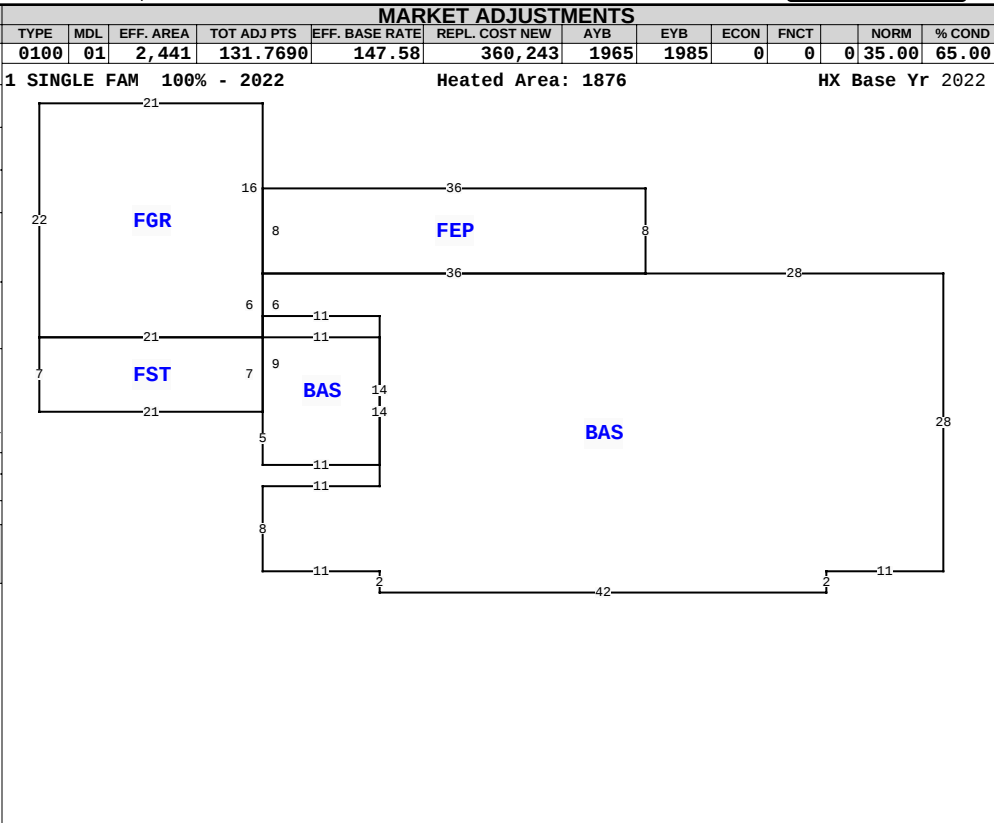
EXTRA FEATURES

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	2,900	
2	0040	BARN, POLE	0 100	20	40	800.00	UT	2.50	2.50	100	1993	1993	3	100	2,000	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
4	0120	CLFENCE	4 0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	42,422.00	SF		1.00	1.00	0.80	0.95	0.76	32,241							

REVIEW DATE 09/26/2016 BY DF



1795 SW MCFARLANE AVE, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/27/2022 MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE				234,158	
TOTAL MARKET OB/XF VALUE				6,300	
TOTAL LAND VALUE - MARKET				32,241	
TOTAL MARKET VALUE				272,699	
SOH/AGL Deduction				25,373	
ASSESSED VALUE				247,326	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				196,604	
TOTAL JUST VALUE				272,699	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				272,699	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
229	ADDN SFR	50	03/08/2012
2257	ADDN SFR	75	08/10/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/2127	3/17/2021	WD	Q	I	01	250,000

GRANTOR: CARSWELL PATRICIA A
GRANTEE: WARREN CELINE M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FEP= N8 W36 S8 E36\$ W36 FGR= N16 W21 S22 FST= S7 E21
BAS= S5 E11 N14W11 S9\$ N7 W21\$ E21 N6\$S6 E11S14 W11 S8 E11 S2
E42 N2E11 N28\$.

Total Acres: 0.97 Total Land Value: 32,241 Market: 0 Agricultural: 0 Common: 32,241 PRINTED 11/17/2025 BY SYS