W DIV: LOTS 25 & 26 BLOCK 4 MCFA
PARK S/D.

SYDOW BRANDON
278 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

00-00-00-12543-000

BUILDING CHARACTERISTICS

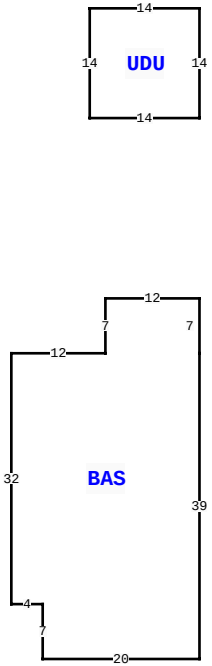
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100		992	83,921
UDU	196	55		108	9,136
TOTALS	1,188			1,100	93,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,100	118.3200	130.15	143,165	1938	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 992 HX Base Yr 2026



278 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		93,057
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		15,625
TOTAL MARKET VALUE		110,882
SOH/AGL Deduction		0
ASSESSED VALUE		110,882
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,471
TOTAL JUST VALUE		110,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
226	MAINT/ALTR	50	06/18/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/455	5/10/2023	WD	Q	I	01	138,000
GRANTOR: VON BERMAN LUCIANA						
GRANTEE: SYDOW BRANDON						
1360/2519	5/23/2018	WD	U	I	35	63,000
GRANTOR: VANDARESA PROVEAUX						
GRANTEE: LUCIANA S VON BERMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N7 W12 S7 W12 S32 E4 S7 E20 N39$ PTR= N30 UDU= N14 W14 S14 E14$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	100.00	125.00	12,500.00	SF		1.00	1.00	1.00	1.25	1.25	15,625							

REVIEW DATE 10/02/2023 BY TP Total Acres: 0.29 Total Land Value: 15,625 Market: 0 Agricultural: 0 Common: 15,625 PRINTED 11/17/2026 BY SYS