W DIV: LOTS 10 & 11 BLOCK 7 MCFA
394-475, 759-277, 774-1220, 837-

MCKINLEY KATHY L
369 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

00-00-00-12575-000

BUILDING CHARACTERISTICS

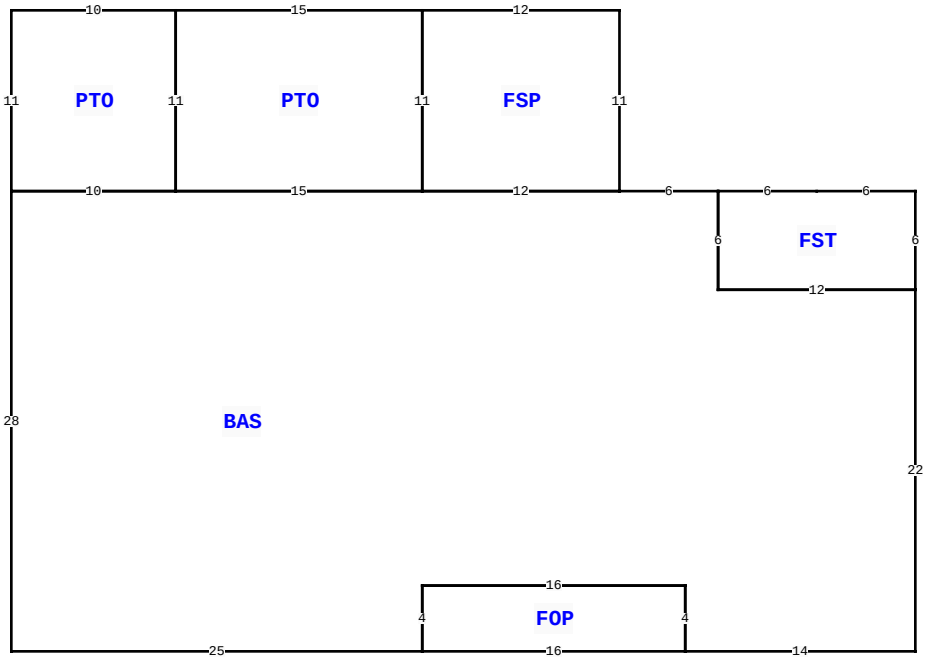
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	125,218
FOP	64	30		19	1,695
FSP	132	40		53	4,727
FST	72	55		40	3,567
PTO	110	5		6	535
PTO	165	5		8	714
TOTALS	1,947			1,530	136,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,530	124.7400	137.21	209,931	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1404 HX Base Yr 2018



369 SW MCFARLANE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	136,455
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	10,938
TOTAL MARKET VALUE	148,393
SOH/AGL Deduction	76,845
ASSESSED VALUE	71,548
TOTAL EXEMPTION VALUE	WX HX HB DX SX 71,548
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	148,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046515	Solar Power Syste	50,970	02/14/2023
000044091	Roof Replacement	16,516	04/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/2470	8/17/2017	WD	U	I	12	93,500
GRANTOR: CAMPUS USA CREDIT UNI						
GRANTEE: THOMAS D & KATHY L						
1341/1152	7/12/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT (DASIL						
GRANTEE: CAMPUS USA CREDIT U						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W6 BAS= W6 FSP= N11 W12 S11 E12$ W12 PTO= N11 W15 S11 E15$ W15 PTO= N11 W10 S11 E10$ W10S28 E25 FOP= E16 N4 W16 S4$ N4 E16 S4 E14 N22 W12 N6$ S6 E12 N6 W6$.

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	

TOTAL OB/XF 1,000

LAND DESCRIPTION

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	0.70	1.25	0.88	10,938							

REVIEW DATE 04/20/2022 BY JS Total Acres: 0.29 Total Land Value: 10,938 Market: 0 Agricultural: 0 Common: 10,938 PRINTED 11/17/2026 BY SYS