W DIV: LOTS 5 & 6 BLOCK 10 MCFAR
PORTION OF CLOSED ALLEY DESC IN

POWELL JASON C/POWELL ASHLEY M
185 SW MCFARLANE AVE
LAKE CITY, FL 32055

2026

00-00-00-12587-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

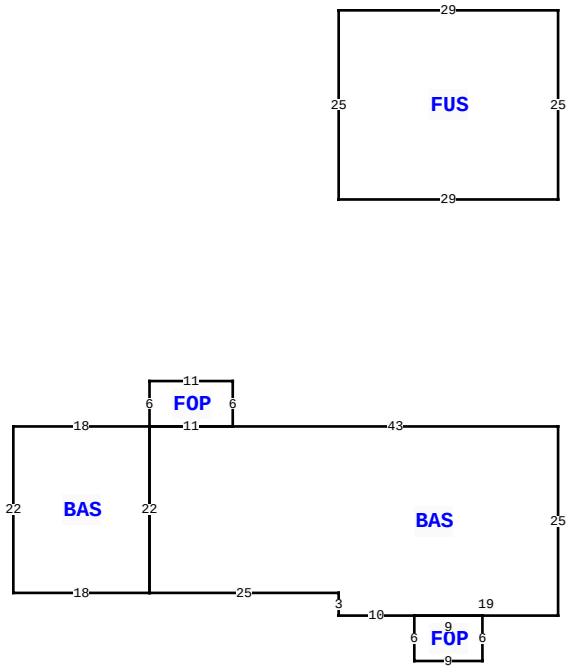
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	396	100		396	37,210
BAS	1,275	100		1,275	119,804
FOP	54	30		16	1,503
FOP	66	30		20	1,879
FUS	725	100		725	68,124
TOTALS	2,516			2,432	228,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,432	126.8032	144.56	351,570	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2396 HX Base Yr 2026



185 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		228,520
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		11,173
TOTAL MARKET VALUE		240,943
SOH/AGL Deduction		0
ASSESSED VALUE		240,943
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,532
TOTAL JUST VALUE		240,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/898	4/28/2021	WD	Q	I	01	190,000
GRANTOR: RBG-R LLC						
GRANTEE: POWELL JASON C						
1364/1247	7/03/2018	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: RBG-R LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FOP= N6 W11 S6 E11$W11 BAS= W18 S22 E18 N22$ S22E25 S3 E10 FOP= S6 E9 N6 W9$ E19 N25$ PTR=N30 FUS= N25 W29S25 E29$ 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,250

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	200.00	135.00	13,068.00	SF		1.00	1.00	0.90	0.95	0.86	11,173							

REVIEW DATE 09/06/2016 BY DF Total Acres: 0.30 Total Land Value: 11,173 Market: 0 Agricultural: 0 Common: 11,173 PRINTED 05/08/2026 BY SYS