S DIV: LOT 20 BLOCK A MELTONS S/
723-213, 952-2191, 960-1494, DC

HOMAN DARREN/HOMAN MARY ANN
487 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

00-00-00-13944-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

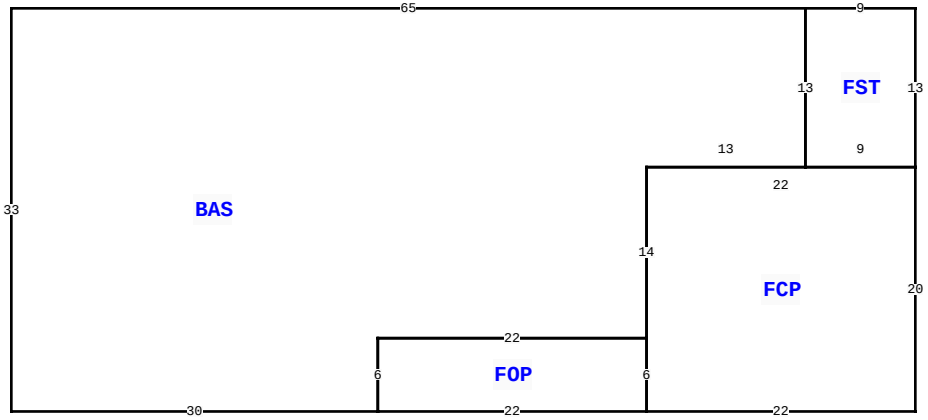
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100		1,753	164,229
FCP	440	25		110	10,305
FOP	132	30		40	3,747
FST	117	55		64	5,996
TOTALS	2,442			1,967	184,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,967	131.0276	144.13	283,504	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1753 HX Base Yr 2022



487 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		184,278
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		12,050
TOTAL MARKET VALUE		197,028
SOH/AGL Deduction		25,223
ASSESSED VALUE		171,805
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,394
TOTAL JUST VALUE		197,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1819	10/15/2021	WD	Q	I	01	199,900
GRANTOR: HALTIWANGER LONNIE AS						
GRANTEE: HOMAN DARREN						
1249/0557	1/23/2013	WD	U	I	11	100
GRANTOR: LONNIE HALTIWANGER						
GRANTEE: LONNIE HALTIWANGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S33 E30 FOP= E22 N6W22 S6$ N6 E22 FCP= S6 E22 N20 W22 S14$ N14 E13 FST= E9 N13 W9 S13$ N13$.

LAND DESCRIPTION

TOTAL OB/XF 700

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	15,062.00	SF		1.00	1.00	0.80	1.00	0.80	12,050							

REVIEW DATE 12/02/2021 BY CP Total Acres: 0.35 Total Land Value: 12,050 Market: 0 Agricultural: 0 Common: 12,050 PRINTED 11/17/2026 BY SYS