S DIV: LOT 21 BLOCK A MELTON'S S
501-766, 761-2136, DC 947-2262,

ROMANO JOY L
465 SW MCFARLANE AVE
LAKE CITY, FL 32025-5068

2027

00-00-00-13945-000

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	12	HARDWOOD 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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

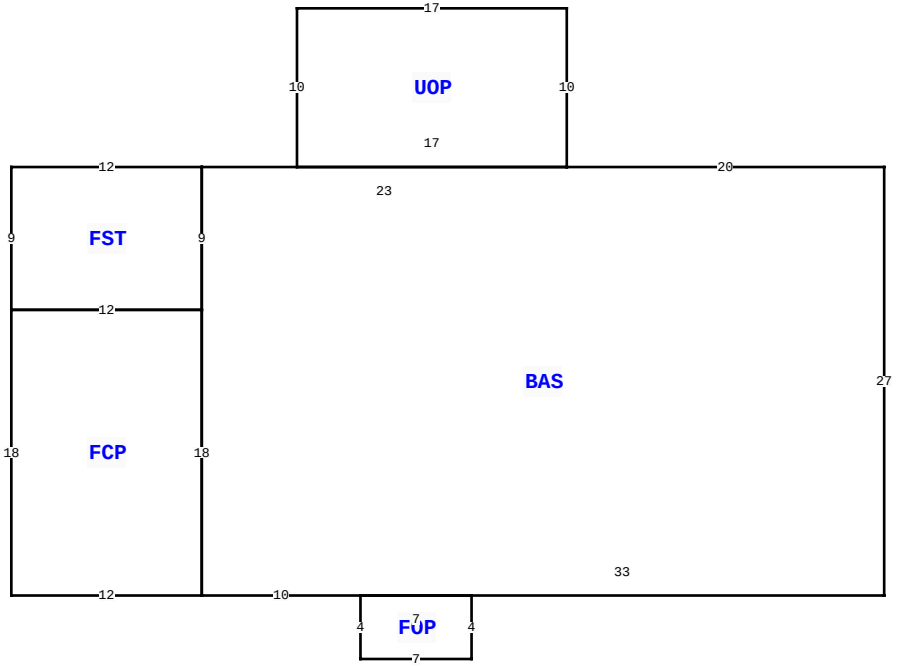
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100		1,161	109,077
FCP	216	25		54	5,073
FOP	28	30		8	751
FST	108	55		59	5,543
UOP	170	20		34	3,194
TOTALS	1,683			1,316	123,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,316	131.4000	144.54	190,215	1960	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1161 HX Base Yr 2018



465 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	123,640
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	9,622
TOTAL MARKET VALUE	133,962
SOH/AGL Deduction	54,105
ASSESSED VALUE	79,857
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	28,446
TOTAL JUST VALUE	133,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0167	RE-ROOF	8,400	03/23/2026
0063	REROOF	5,500	02/04/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2746	9/08/2026	LE	U	I	14	100
GRANTOR: ROMANO JOY L						
GRANTEE: ROMANO JOY L (ENH L						
1333/2758	3/28/2017	WD	Q	I	01	74,000
GRANTOR: ROBBY M & BRENDA B AC						
GRANTEE: JOY L ROMANO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N10 W17 S10 E17$ W23 FST= W12 S9 E12 N9$ S9
FCP= W12 S18 E12 N18$ S18 E10 FOP= S4 E7 N4 W7$ E33 N27$.

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	12,028.00	SF		1.00	1.00	0.80	1.00	0.80	9,622							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.28 Total Land Value: 9,622 Market: 0 Agricultural: 0 Common: 9,622 PRINTED 11/17/2026 BY SYS