S DIV: LOT 24 BLOCK A MELTONS S/
629-159, 662-512,513, PB 1417-21

STEWARD VICKIE JUNE
417 SW MCFARLANE AVE
LAKE CITY, FL 32025-5055

2027

00-00-00-13948-000

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	06	VINYL ASB 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

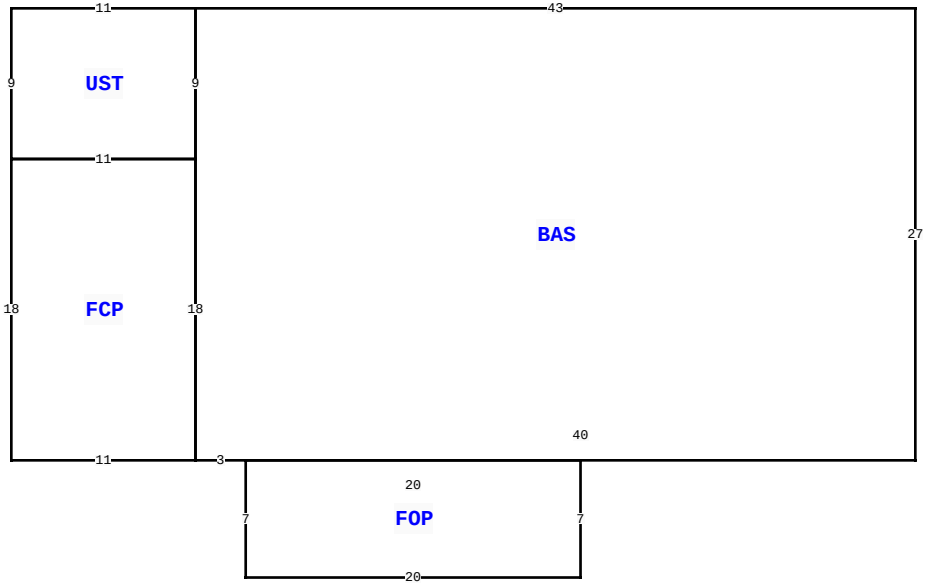
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100		1,161	105,840
FCP	198	25		50	4,558
FOP	140	30		42	3,829
UST	99	45		45	4,102
TOTALS	1,598			1,298	118,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,298	127.5000	140.25	182,044	1966	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1161 HX Base Yr 2022



417 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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		118,329
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		8,305
TOTAL MARKET VALUE		127,034
SOH/AGL Deduction		57,837
ASSESSED VALUE		69,197
TOTAL EXEMPTION VALUE	HX HB	44,197
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/80	11/22/2021	WD	U	I	11	0
GRANTOR: STEWARD VICKIE JUNE						
GRANTEE: STEWARD VICKIE JUNE						
1417/2161	8/24/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (PEGGY						
GRANTEE: CONNIE ANN CAROL BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 UST= W11 S9 E11 N9$S9 FCP= W11 S18 E11 N18$ S18 E3
FOP= S7 E20 N7 W20$ E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 400

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	8,305.00	SF		1.00	1.00	0.80	1.25	1.00	8,305							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.19 Total Land Value: 8,305 Market: 0 Agricultural: 0 Common: 8,305 PRINTED 11/17/2026 BY SYS