S DIV: LOT 25 BLOCK A MELTONS S/
636-360, 724-532, 730-223, 772-5

SEPULVEDA ROBERT/SEPULVEDA MERLY M
405 SW MCFARLANE AVE
LAKE CITY, FL 32055

2027

00-00-00-13949-000

BUILDING CHARACTERISTICS

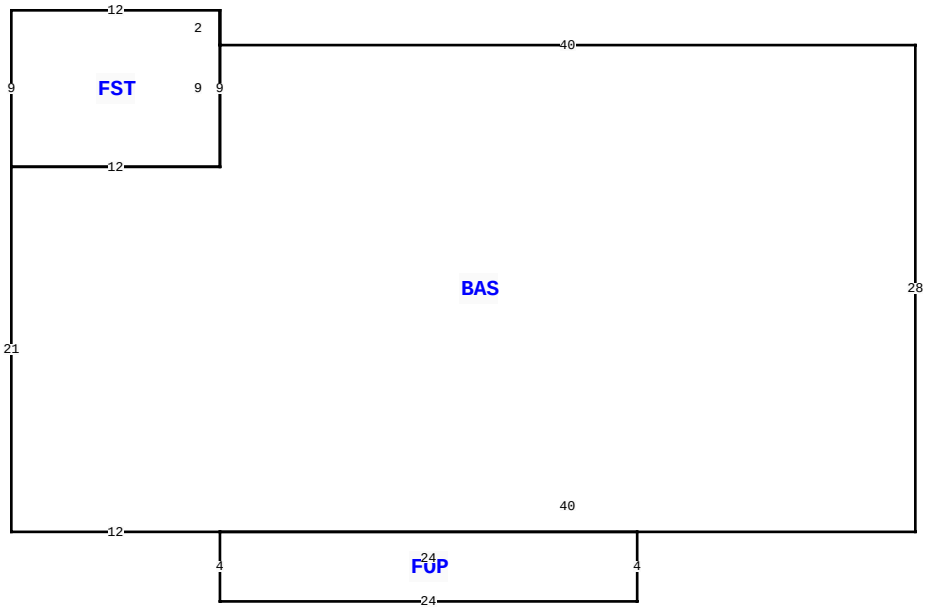
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,372	100		1,372	117,869
FOP	96	30		29	2,491
FST	108	55		59	5,069
TOTALS	1,576			1,460	125,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,460	120.1560	132.17	192,968	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1372 HX Base Yr



405 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	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,490	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	10	13	130.00	UT	3.50	3.50	50	1993	1993	3	50	228	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		125,429
TOTAL MARKET OB/XF VALUE		3,868
TOTAL LAND VALUE - MARKET		8,617
TOTAL MARKET VALUE		137,914
SOH/AGL Deduction		65,714
ASSESSED VALUE		72,200
TOTAL EXEMPTION VALUE	HX HB	47,200
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046410	Roof Replacement	16,911	01/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1394	12/22/2021	LE	U	I	14	100
GRANTOR: SEPULVEDA ROBERT (ENH						
GRANTEE: MASSEY JENNIFER (RM						
0783/1069	12/06/1993	WD	Q	I		39,500
GRANTOR: CHRISTENSEN EST						
GRANTEE: ROBERT SEPULVEDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40N2FST= W12S9 E12 N9$S9 W12 S21 E12 FOP= S4 E24 N4W24$ E40 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,868

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	8,617.00	SF		1.00	1.00	0.80	1.25	1.00	8,617							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.20 Total Land Value: 8,617 Market: 0 Agricultural: 0 Common: 8,617 PRINTED 11/17/2026 BY SYS