S DIV: LOT 7 BLK B MELTONS S/D.
PB 955-917 THRU 926, 956-1183, 9

SAYLOR LINDA/SAYLOR ARTHUR
464 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

00-00-00-13958-000

BUILDING CHARACTERISTICS

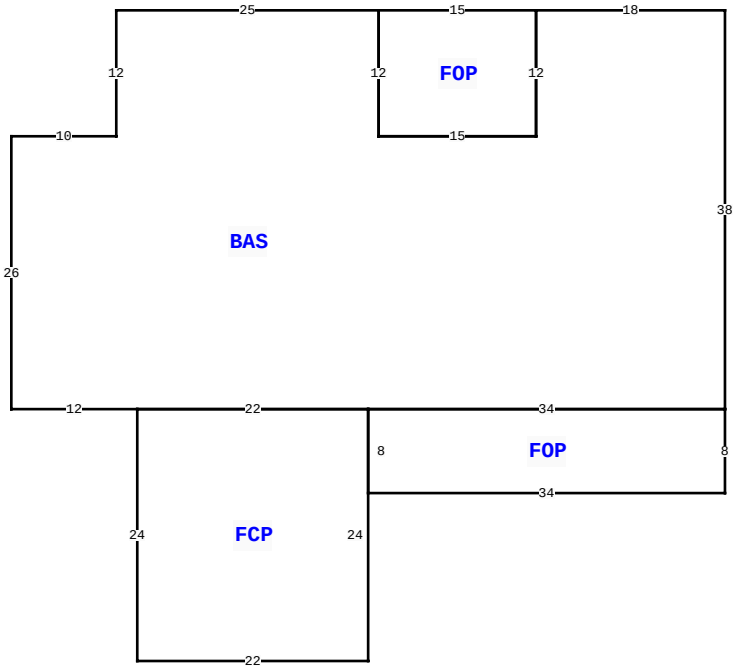
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	2,284	100		2,284	96,959
FCP	528	25		132	5,604
FOP	180	30		54	2,293
FOP	272	30		82	3,481
TOTALS	3,264			2,552	108,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,552	59.3762	65.31	166,671	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2284 HX Base Yr 2003



464 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		108,336
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		11,419
TOTAL MARKET VALUE		122,655
SOH/AGL Deduction		29,782
ASSESSED VALUE		92,873
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,462
TOTAL JUST VALUE		122,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2201	4/23/2024	LE	U	I	14	100
GRANTOR: SAYLOR LINDA (ENH LIF						
GRANTEE: SAYLOR ASHLEY ELIZA						
1513/219	10/06/2023	WD	U	I	11	100
GRANTOR: HORTON KAREN LEE WIDO						
GRANTEE: SAYLOR ARTHUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W15 S12 E15 N12$ S12 W15 N12 W25 S12 W10 S26
E12FCP= S24 E22 N24 W22$ E22 FOP= S8 E34 N8 W34 $ E34 N38$.

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	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	14,274.00	SF		1.00	1.00	0.80	1.00	0.80	11,419							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.33 Total Land Value: 11,419 Market: 0 Agricultural: 0 Common: 11,419 PRINTED 11/17/2026 BY SYS