S DIV:LOT 8 BLK B MELTONS S/D.

758-2243, 841-378, WD 1206-333,

CONNER ABBIE
490 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

00-00-00-13959-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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

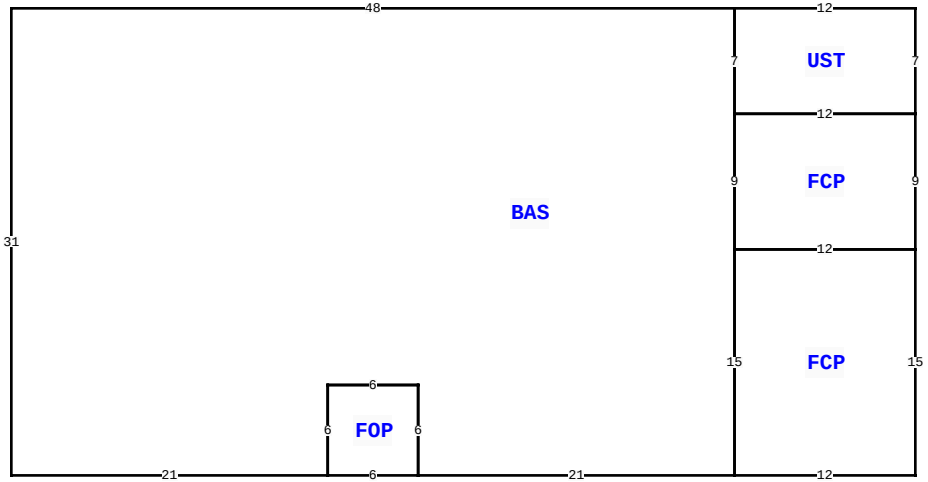
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100		1,452	121,326
FCP	108	25		27	2,256
FCP	180	25		45	3,760
FOP	36	30		11	919
UST	84	45		38	3,175
TOTALS	1,860			1,573	131,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,573	112.7610	128.55	202,209	1957	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1452 HX Base Yr 2025



490 SW MCFARLANE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		131,436
TOTAL MARKET OB/XF VALUE		1,236
TOTAL LAND VALUE - MARKET		12,420
TOTAL MARKET VALUE		145,092
SOH/AGL Deduction		1,645
ASSESSED VALUE		143,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,036
TOTAL JUST VALUE		145,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,676

SALE:2:1: LIFE ESTATE REMAINDERMAN

SALE:1:1: LOT 8 BLK B MELTON'S S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/1905	10/23/2023	WD	U	I	30	200,000
GRANTOR: CONNER MICHAEL S						
GRANTEE: CONNER ABBIE						
1206/0333	12/07/2010	WD	U	I	30	35,700
GRANTOR: JACOB & REBECCA JONES						
GRANTEE: MICHAEL S & TIFFANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S31 E21 FOP= E6 N6 W6 S6$ N6 E6 S6 E21 FCP= E12 N15 W12 S15$ N15 FCP= E12 N9 W12 S9$ N9 UST= E12 N7 W12 S7$ N7$.

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	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	8	12	96.00	UT	3.50	3.50	100	1993	1993	3	100	336	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,236

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	12,420.00	SF		1.00	1.00	1.00	1.00	1.00	12,420							

REVIEW DATE 11/01/2023 BY TP Total Acres: 0.29 Total Land Value: 12,420 Market: 0 Agricultural: 0 Common: 12,420 PRINTED 05/12/2026 BY SYS