

S DIV. BEG NW COR OF SE1/4 OF SE
TO S BANK OF LAKE MONTGOMERY, CO
577.93 FT TO S BANK OF LAKE MONT

FILLYAW JAMES E/FILLYAW DOROTHY J
715 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

00-00-00-13987-000

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 Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2019									Heated Area: 4367	HX Base Yr 2019
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			399,667
TOTAL MARKET OB/XF VALUE			4,500
TOTAL LAND VALUE - MARKET			75,125
TOTAL MARKET VALUE			479,292
SOH/AGL Deduction			107,932
ASSESSED VALUE			371,360
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			319,949
TOTAL JUST VALUE			479,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			472,256
LAND:2:1: 2.25 ACRES UPLAND			
LAND:1:1: TOTAL ACTUAL ACREAGE = 3.00 ACRES			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,367	100		4,367	361,206
FCP	620	25		155	12,821
FOP	570	30		171	14,144
FST	252	55		139	11,497
TOTALS	5,809			4,832	399,667

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0328	12/21/2018	WD	Q	I	01	365,000
GRANTOR: JOHN B HUNTER TRUSTEE						
GRANTEE: JAMES E & DOROTHY J						
1302/1278	10/09/2015	WD	U	I	11	100
GRANTOR: ELGA B HUNTER						
GRANTEE: ELGA B HUNTER & JOH						

EXTRA FEATURES																
L N	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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
2	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	2,500

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	100		*RSF-2	110.00	300.00	110.00	FF		1.00	1.00	1.00	325.00	325.00	35,750							
2	0000	C	VAC RES	100		*RSF-2	0.00	0.00	2.25	AC		1.00	1.00	1.00	17,500.00	17,500.00	39,375							

BUILDING NOTES			
BUILDING DIMENSIONS			
NULL			

REVIEW DATE 09/09/2016 BY DF																													
Total Acres: 3.01										Total Land Value: 75,125					Market: 0					Agricultural: 0					Common: 75,125				