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 Floo	14	CARPET 90
Interior Floo	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	05	CONV 100
Units		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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,367	100		4,367	354,847
FCP	620	25		155	12,595
FOP	570	30		171	13,895
FST	252	55		139	11,294
TOTALS	5,809			4,832	392,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,832	111.6202	125.01	604,048	1988	1988	0	0	0	35.00	65.00

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.

715 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		392,631
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		75,125
TOTAL MARKET VALUE		472,256
SOH/AGL Deduction		100,896
ASSESSED VALUE		371,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		319,949
TOTAL JUST VALUE		472,256
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

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						

BUILDING NOTES

BUILDING DIMENSIONS

NULL

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	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							

REVIEW DATE 09/09/2016 BY DF Total Acres: 3.01 Total Land Value: 75,125 Market: 0 Agricultural: 0 Common: 75,125 PRINTED 06/23/2026 BY SYS