

S DIV: COMM NW COR OF SE1/4 OF S  
158.33 FT FOR POB, RUN NE 748.70  
LAKE MONTGOMERY, S 48 DEG W 504.

HUNTER GEORGE D/HUNTER BRENDA S  
723 SW MCFARLANE AVE  
LAKE CITY, FL 32025

2026

00-00-00-13987-004

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 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,827	120.7360	137.64	389,108	1987	1987	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 2401 HX Base Yr Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		252,920			
TOTAL MARKET OB/XF VALUE		44,200			
TOTAL LAND VALUE - MARKET		97,500			
TOTAL MARKET VALUE		394,620			
SOH/AGL Deduction		107,276			
ASSESSED VALUE		287,344			
TOTAL EXEMPTION VALUE		51,411		HX HB	
BASE TAXABLE VALUE		235,933			
TOTAL JUST VALUE		394,620			
NCON VALUE		39,000			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		351,174			

Quality	07	07			
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	2,401	100		2,401	214,808
FGR	500	55		275	24,603
FOP	24	30		7	626
FSP	276	40		110	9,841
UOP	170	20		34	3,042
TOTALS	3,371			2,827	252,920

723 SW MCFARLANE AVE, LAKE CITY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
461	MAINT/ALTR	75	11/01/2013
1419	ADDN SFR	50	09/23/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/1389	4/06/2017	WD	U	I	30	100
GRANTOR: GEORGE D HUNTER & BRE						
GRANTEE: GEORGE D HUNTER & B						
0850/1692	11/17/1997	QC	Q	I	01	100
GRANTOR: TAMMY B HUNTER						
GRANTEE: GEORGE D HUNTER						

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0030	BARN,MT	0	100	50	52	2,600.00	UT	15.00	15.00	100	2026	2025		100	39,000	

BUILDING NOTES	
NULL	

BUILDING DIMENSIONS	
NULL	

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	0.00	0.00	300.00	FF		1.00	1.00	1.00	325.00	325.00	97,500									