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

2027

00-00-00-13987-004

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 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
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	207,270
FGR	500	55		275	23,740
FOP	24	30		7	605
FSP	276	40		110	9,496
UOP	170	20		34	2,935
TOTALS	3,371			2,827	244,045

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	132.81	375,454	1987	1987	0	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.

723 SW MCFARLANE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		244,045
TOTAL MARKET OB/XF VALUE		44,200
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		385,745
SOH/AGL Deduction		89,781
ASSESSED VALUE		295,964
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,553
TOTAL JUST VALUE		385,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,174

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						

BUILDING NOTES

BUILDING DIMENSIONS

NULL

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	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	

LAND DESCRIPTION

TOTAL OB/XF 44,200

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

REVIEW DATE 10/14/2025 BY HC Total Acres: 2.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 11/16/2026 BY SYS