S DIV: COMM NE COR SW1/4 OF SE1/
FT, S 233.02 FT FOR POB, RUN NE
FT, SE 9 DEG 335.43 FT, SW 537.2

HUNTER TERRY L
719 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

00-00-00-13987-005

BUILDING CHARACTERISTICS

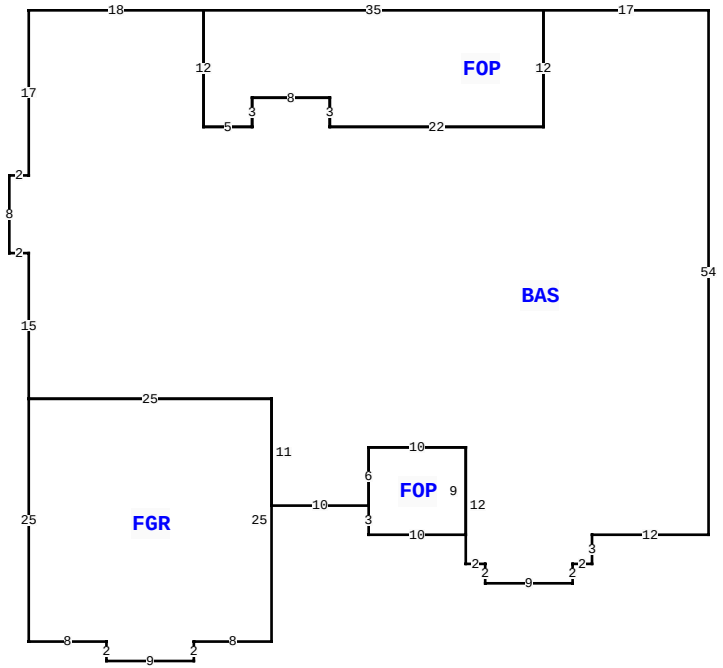
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 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	2,987	100		2,987	273,877
FGR	643	55		354	32,458
FOP	90	30		27	2,476
FOP	396	30		119	10,911
TOTALS	4,116			3,487	319,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,487	124.4122	136.85	477,196	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 0 Heated Area: 2987 HX Base Yr



719 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		319,721
TOTAL MARKET OB/XF VALUE		67,221
TOTAL LAND VALUE - MARKET		58,600
TOTAL MARKET VALUE		445,542
SOH/AGL Deduction		115,007
ASSESSED VALUE		330,535
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		279,124
TOTAL JUST VALUE		445,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,360

LAND:1:1: 31-3S-17

SALE:1:1: $.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1532	ADDN SFR	131	01/20/2010
137	ADDN SFR	232	04/20/2007
2024-000009		68,959	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0752/1126	10/30/1991	WD	Q	V	03	0

GRANTOR: GEORGE HUNTER

GRANTEE: TERRY HUNTER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= W35 S12 E5 N3 E8 S3 E22 N12$ S12 W22 N3 W8 S3 W5 N12 W18 S17 W2 S8 E2 S15FGR= E25 S25 W8 S2 W9 N2 W8 N25$ E25 S11 E10 FOP= N6 E10 S9 W10 N3$ N6 E10 S12 E2 S2 E9N2 E2 N3 E12 N54$.

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	2,015.00	UT	1.40	1.40	100	0	0	3	100	2,821	
3	0030	BARN,MT	0	100	52	80	4,160.00	UT	15.00	15.00	100	2026	2025		100	62,400	

LAND DESCRIPTION

TOTAL OB/XF 67,221

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	0.50	AC		1.00	1.00	0.80	10,000.00	8,000.00	4,000							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	5.20	AC		1.00	1.00	0.70	15,000.00	10,500.00	54,600							

REVIEW DATE 10/21/2025 BY HC Total Acres: 5.70 Total Land Value: 58,600 Market: 0 Agricultural: 0 Common: 58,600 PRINTED 11/16/2026 BY SYS