COMM SW COR OF SE1/4 OF SE1/4, R
FOR POB, CONT N 537.29 FT, SE 20
160.51 FT TO A PT ON W'LY LINE O

BARRETT LAWRENCE/BARRETT KAREN
727 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

00-00-00-13987-006

BUILDING CHARACTERISTICS

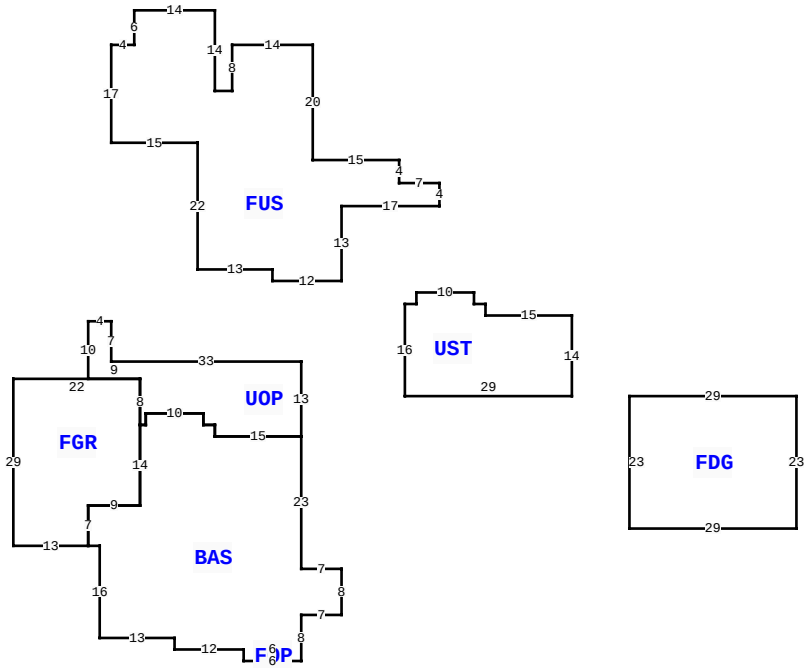
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
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	1,309	100		1,309	156,707
FDG	667	60		400	47,886
FGR	575	55		316	37,830
FOP	12	30		4	479
FUS	1,322	100		1,322	158,263
UOP	373	20		75	8,979
UST	454	45		204	24,422
TOTALS	4,712			3,630	434,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,630	154.9138	173.50	629,805	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2026 Heated Area: 2631 HX Base Yr 2026



727 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		434,565
TOTAL MARKET OB/XF VALUE		7,561
TOTAL LAND VALUE - MARKET		26,410
TOTAL MARKET VALUE		468,536
SOH/AGL Deduction		88,954
ASSESSED VALUE		379,582
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		328,171
TOTAL JUST VALUE		468,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,835

SALE:1:1: $.70 STAMPS

LAND:1:1: .56 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1231	5/30/2025	WD	Q	I	01	596,000
GRANTOR: HUNTER JOHN B REVOCAB						
GRANTEE: BARRETT LAWRENCE						
0781/1231	10/19/1993	WD	Q	V	03	0
GRANTOR: GEORGE HUNTER						
GRANTEE: JOHN B HUNTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N23 UOP= N13 W33 N7 W4 S10 E9 S8 E1 N2 E10 S2 E2 S2 E15$ W15 N2 W2 N2 W10 S2 W1FGR= N8 W22 S29 E13 N7 E9 N14$ S14 W9 S7 E2 S16 E13 S2 E12 S2 E2 FOP= E6 N2 W6 S2$ N2 E6S2 E2 N8 E7 N8$ PTR= N50 FUS= N13 E17 N4 W7 N4 W15 N20W14 S8 W3 N14 W14 S6 W4 S17 E15 S22 E13 S2 E12$ S50$ PTR= N30 E40 UST= N14 W15 N2W2 N2 W10 S2 W2 S16 E29$ S30 W40$ PTR= N30 E50 FDG= S23 E29 N23 W29$S30 W50$.

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	3,207.00	UT	1.50	1.50	100	0	0	3	100	4,811	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	

LAND DESCRIPTION

TOTAL OB/XF 7,561

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	0.56	AC		1.00	1.00	1.00	9,500.00	9,500.00	5,320							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	2.22	AC		1.00	1.00	1.00	9,500.00	9,500.00	21,090							

REVIEW DATE 06/30/2025 BY TP Total Acres: 2.78 Total Land Value: 26,410 Market: 0 Agricultural: 0 Common: 26,410 PRINTED 06/22/2026 BY SYS