LOT 4 BLOCK 18 LAKE FOREST S/D U

465-593, 746-1428, LE 881-1072,

ROBERSON ZACHARY S
1221 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

06-4S-17-07946-000

BUILDING CHARACTERISTICS

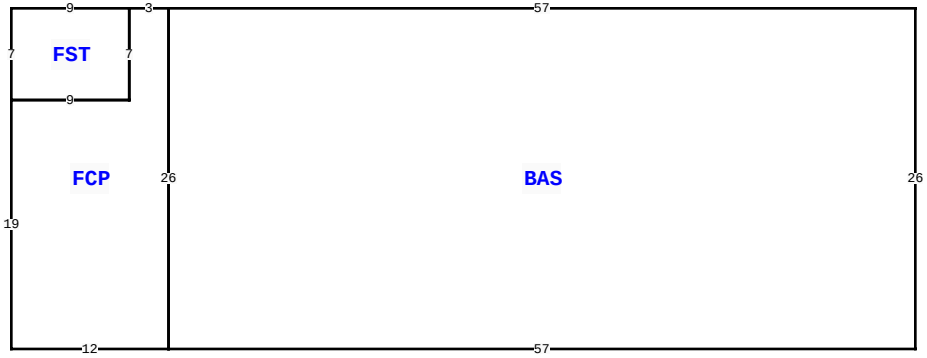
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100		1,482	177,655
FCP	249	25		62	7,432
FST	63	55		35	4,196
TOTALS	1,794			1,579	189,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,579	128.2050	141.03	222,686	1968	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2023 Heated Area: 1482 HX Base Yr 2023



1221 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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		189,283
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		210,183
SOH/AGL Deduction		0
ASSESSED VALUE		210,183
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,772
TOTAL JUST VALUE		210,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,620

SALE:1:1: LOT 4, BLOCK 18, LAKE FOREST UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043765	Electrical Servic	0	02/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/737	1/18/2022	WD	Q	I	01	195,000
GRANTOR: ESTY MATTHEW						
GRANTEE: ROBERSON ZACHARY S						
1341/2302	7/31/2017	WD	Q	I	01	125,000
GRANTOR: DAVID E & KERYN L BRE						
GRANTEE: MATTHEW ESTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 FCP= W3 FST= W9 S7E9 N7$ S7 W9 S19 E12 N26$ S26 E57 N26$.

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	150	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	125.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/28/2022 BY JB Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS