LOT 7 BLOCK 19 LAKE FOREST S/D
PLAT 2 UNIT 4.

BUCCHI LONNIE/CARRAO MICHAEL
517 HARDWOOD CIR
ORLANDO, FL 32828

2026

06-4S-17-07949-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

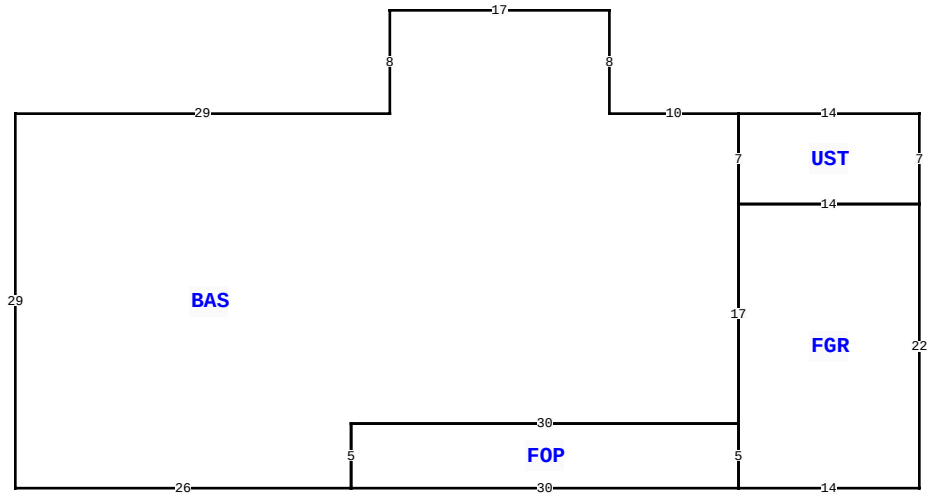
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,610	100		1,610	114,665
FGR	308	55		169	12,036
FOP	150	30		45	3,205
UST	98	45		44	3,134
TOTALS	2,166			1,868	133,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	96.1173	109.57	204,677	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1610 HX Base Yr



1305 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	133,040
TOTAL MARKET OB/XF VALUE	2,040
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	153,580
SOH/AGL Deduction	0
ASSESSED VALUE	153,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,580
TOTAL JUST VALUE	153,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1359/2462	4/09/2018	WD	Q	I	01	100,000
GRANTOR: JOHN R JR & KATIE E W						
GRANTEE: LONNIE BUCCHI & MIC						
1128/1397	8/15/2007	WD	Q	I		95,500
GRANTOR: P DEWITT & SHERRI WIT						
GRANTEE: JOHN R JR & KATIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N8 W17 S8 W29 S29 E26 FOP= E30 N5 W30 S5$ N5 E30
FGR= S5 E14 N22 W14 S17 $ N17 UST= E14 N7 W14 S7$ N7$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40	
4	0296	SHED METAL	0	0	10	11	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0169	FENCE/WOOD	0	0	10	11	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,040

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	0		*RSF-2	225.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/13/2026 BY SYS