LOT 8 BLOCK 20 LAKE FOREST S/D P

ORB 329-74, 767-083, 885-1356 &

HASKETT LARRY H/HASKETT JEAN
1359 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

06-4S-17-07951-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

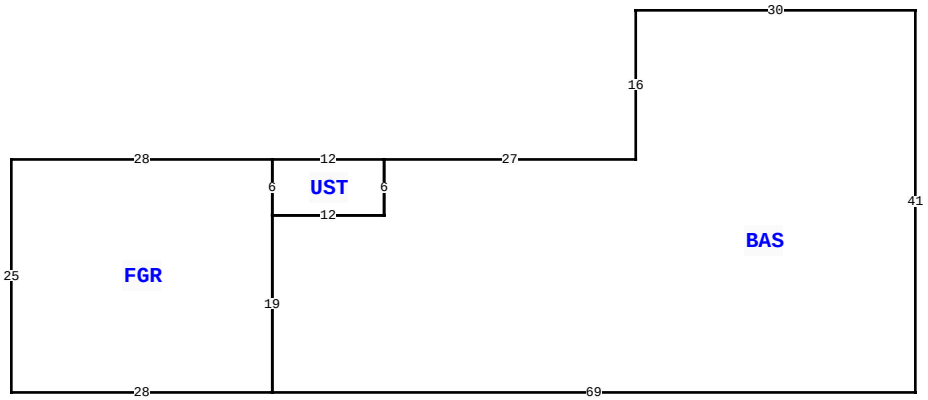
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100		2,133	170,533
FGR	700	55		385	30,781
UST	72	45		32	2,558
TOTALS	2,905			2,550	203,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,550	111.8180	123.00	313,650	1968	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 2133 HX Base Yr 2006



1359 SW MCFARLANE AVE, LAKE CITY

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

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	600	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	203,872
TOTAL MARKET OB/XF VALUE	730
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	223,102
SOH/AGL Deduction	87,048
ASSESSED VALUE	136,054
TOTAL EXEMPTION VALUE	13 HX HB 136,054
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	223,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,815

LAND:1:1: 128.9 X 110.12 + 1,379 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046678	Roof Replacement	5,500	03/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1056/2426	8/05/2005	WD	Q	I		139,900
GRANTOR: SKIERSKI						
GRANTEE: HASKETT						
1007/1656	2/04/2004	WD	Q	I		70,000
GRANTOR: TEMPLE						
GRANTEE: SKIERSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UST= W12 S6 E12 N6$S6 W12 FGR= N6 W28 S25 E28 N19$ S19 E69 N41 W30 S16$.

LAND DESCRIPTION

TOTAL OB/XF 730

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	129.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/30/2023 BY jerry Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS