

COMM NW COR OF SW1/4 OF NE1/4, S
955.40 FT TO W R/W MCFARLANE AVE
POB, S 95.39 FT, W 10 FT, S 18 F

SUTTON ANGELA/SUTTON TAUREON
1164, SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08000-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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	6417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,025	100	
FCP	260	25	
FOP	100	30	
UST	65	45	
TOTALS	1,450		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,149	129.5400	145.08	166,697	1972	1985	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1025 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			108,353
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			128,353
SOH/AGL Deduction			0
ASSESSED VALUE			128,353
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			128,353
TOTAL JUST VALUE			128,353
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,947
LAND:1:1: 95.39 X 109.81 + 3,807 SF. 1992 DOR			
BLDG:1:1: 1992 DOR STUDY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
00647			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/414	5/08/2025	WD	Q	I	01	185,000
GRANTOR: BAIRD VERONICA						
GRANTEE: SUTTON ANGELA						
1163/0973	12/04/2008	WD	Q	I		80,000
GRANTOR: COLUMBIA INVESTMENT P						
GRANTEE: VERONICA BAIRD						

EXTRA FEATURES															
L N	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		0.00	100	0	0	3	100	1,500	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W41 S25 E17 FOP= S4 E25N4 W25\$ E24 UST= E13 N5 W13 S5\$ N5 FCP= E13 N20 W13 S20\$ N20\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-	295.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							