

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		0 100	
Stories	0	0 100	
Units		2 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0800	MULTI-FAM <10	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,075	100	
HXB	1,075	100	
HXP	27	30	
UOP	27	20	
TOTALS	2,204		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLEX	0%	- 0								
Heated Area: 2150 HX Base Yr											

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VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		112,367
TOTAL MARKET OB/XF VALUE		1,730
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		132,597
SOH/AGL Deduction		0
ASSESSED VALUE		132,597
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		132,597
TOTAL JUST VALUE		132,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,496

LAND: 2:1: AE/N-DUPLEX  
BLDG: 1:1: 1992 DOR STUDY: DUPLEX AE/N-HX ON PLOT  
LAND: 1:1: 1992 DOR STUDY: 1 LT TOTAL: .50 AE/Y: .50 A

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/979	12/21/2023	LE	U	I	14	100
GRANTOR: BRENNAN JOHN J						
GRANTEE: BRENNAN JOHN J (ENH						
1005/2891	2/03/2004	WD	Q	I		99,000
GRANTOR: MCCracken						
GRANTEE: BRENNAN						

EXTRA FEATURES		1018 SW MCFARLANE AVE, LAKE CITY															
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	1.00	UT	0.00	0.00	100	0	0	3	100	1,600	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	

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

BUILDING NOTES											

**BUILDING DIMENSIONS**  
BAS= W25S22 UOP= W3 S9 E3 N9S S 21 E25 N43 HXB= S43 E25 N12  
HXP= E3 N9 W3 S9S N31 W25S.

LAND DESCRIPTION		TOTAL OB/XF										1,730												
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	0800	C	MULTI-FAM	0		*RMF	200.00	110.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							