

COMM NW COR OF SW1/4 OF NE1/4, R
E 955.40 FT TO W R/W MCFARLANE A
ALONG R/W 395.09 FT FOR POB, RUN

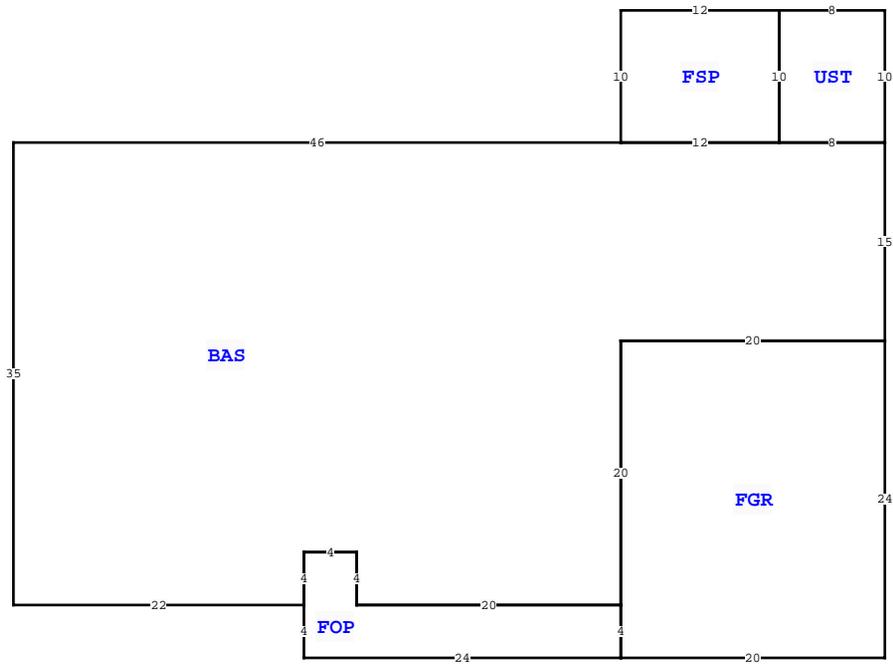
LYONS DEBORAH
1230 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08016-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	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
Architectural Units	05	CONV	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	1,894	100	
FGR	480	55	
FOP	112	30	
FSP	120	40	
UST	80	45	
TOTALS	2,686		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021		Heated Area: 1894					HX Base Yr	2021



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			198,817
TOTAL MARKET OB/XF VALUE			6,480
TOTAL LAND VALUE - MARKET			28,125
TOTAL MARKET VALUE			233,422
SOH/AGL Deduction			49,335
ASSESSED VALUE			184,087
TOTAL EXEMPTION VALUE	HX HB 13		184,087
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			233,422
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,422
LAND: 2:1: 174.6 X 109.03 + 1,033 SF. LOT 6 & 7			
SALE: 1:1: 2 PARCELS - 1 DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
84	MAINT/ALTR	50	02/25/2013
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1560/2389	2/17/2026	LE U	I 14
GRANTOR: LYONS DEBORAH			
GRANTEE: LYONS DEBORAH (ENH)			
1440/864	6/16/2021	LE U	I 14
GRANTOR:			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W46 S35 E22 FOP= S4 E24N4 W20 N4 W4 S4\$ N4 E4 S4 E20			
FGR= S4 E20 N24 W20 S20 \$ N20 E20 N15 UST= N10 W8 S10 E8\$ W8			
FSP= N10 W12 S10 E12\$ W12\$.			

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	100	0	0		1.00	UT 0.00	100	0	0	3	100	180	
2	0294	SHED WOOD/	0	100	8	8		64.00	UT 7.50	100	1993	1993	3	100	480	
3	0040	BARN, POLE	0	100	12	28		336.00	UT 2.50	100	1993	1993	3	100	840	
4	0296	SHED METAL	0	100	22	24		528.00	UT 5.00	100	1993	1993	3	100	2,640	
5	0252	LEAN-TO W/	0	100	10	24		240.00	UT 2.00	100	1993	1993	3	100	480	
6	0166	CONC, PAVMT	0	100	15	22		330.00	UT 2.00	100	1993	1993	3	100	660	
7	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2012	2012	3	100	1,200	

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	100		*RSF	203.00	109.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							
2	0000	C	VAC RES	100		*RSF	275.00	109.00	1.00	LT		1.00	1.00	0.25	22,500.00	5,625.00	5,625							

REVIEW DATE 09/19/2016 BY DF																								
Total Acres: 0.69					Total Land Value: 28,125					Market: 0					Agricultural: 0					Common: 28,125				