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

2027

06-4S-17-08016-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
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

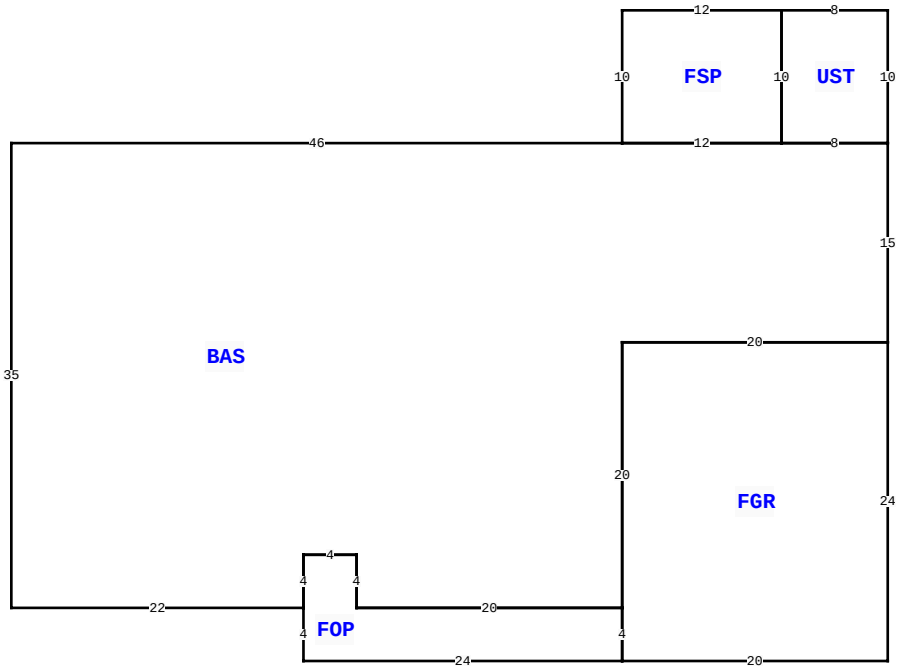
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100		1,894	162,493
FGR	480	55		264	22,649
FOP	112	30		34	2,917
FSP	120	40		48	4,118
UST	80	45		36	3,089
TOTALS	2,686			2,276	195,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	119.9880	131.99	300,409	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1894 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

1230 SW MCFARLANE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	195,266
TOTAL MARKET OB/XF VALUE	6,480
TOTAL LAND VALUE - MARKET	28,125
TOTAL MARKET VALUE	229,871
SOH/AGL Deduction	40,261
ASSESSED VALUE	189,610
TOTAL EXEMPTION VALUE	HX HB 13 189,610
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	229,871
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,422

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 / U	V / I	RSN CD	SALE PRICE
1560/2389	2/17/2026	LE	U	I	14	100
GRANTOR: LYONS DEBORAH						
GRANTEE: LYONS DEBORAH (ENH						
1440/864	6/16/2021	LE	U	I	14	100
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$.

LAND DESCRIPTION

TOTAL OB/XF 6,480

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	103.00	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-2	75.00	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 PRINTED 11/17/2026 BY SYS