COMM NW COR OF SW1/4 OF NE1/4,
RUN S 139.86 FT, E 955.40 FT
TO W R/W MCFARLANE AVE, RUN S

BASS VIVIAN L
1248 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

06-4S-17-08017-000

BUILDING CHARACTERISTICS

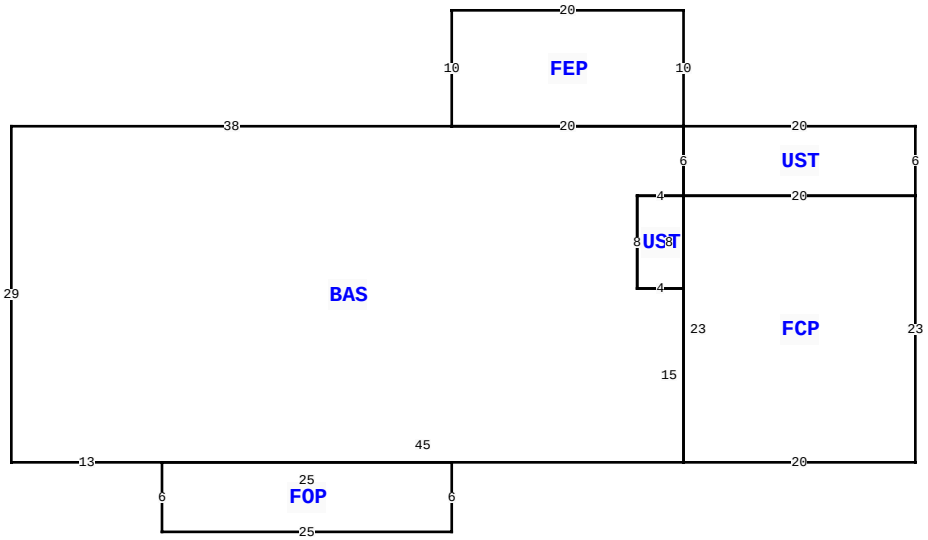
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,650	100		1,650	136,176
FCP	460	25		115	9,491
FEP	200	80		160	13,205
FOP	150	30		45	3,714
UST	32	45		14	1,156
UST	120	45		54	4,456
TOTALS	2,612			2,038	168,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,038	115.4300	126.97	258,765	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1650 HX Base Yr 2003



1248 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	180	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		168,197
TOTAL MARKET OB/XF VALUE		680
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		187,377
SOH/AGL Deduction		90,701
ASSESSED VALUE		96,676
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,265
TOTAL JUST VALUE		187,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,437

LAND:1:1: 0.43 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/1975	10/23/2017	LE	U	I	14	100
GRANTOR: VIVIAN L BASS (LIFE E						
GRANTEE: STEPHEN W COODY (RM						
0968/0704	11/19/2002	WD	Q	I		85,000
GRANTOR: BILLIE M BIELLING						
GRANTEE: VIVIAN L OSBORNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S29 E13 FOP= S6 E25N6 W25$ E45 FCP= E20 N23 W20 S23$ N15 UST= N8 W4 S8 E4$ W4 N8 E4 UST= E20 N6 W20 S6$ N6 FEP= N10 W20 S10 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 680

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/19/2016 BY DF Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS