COMM NE COR OF LOT 1 BLOCK B CHA
RUN W 250.01 FT, N'LY ALONG E LI
237.72 FT FOR POB, CONT N'LY 80.

DISBROW WALTER E
1680 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

06-4S-17-08049-000

BUILDING CHARACTERISTICS

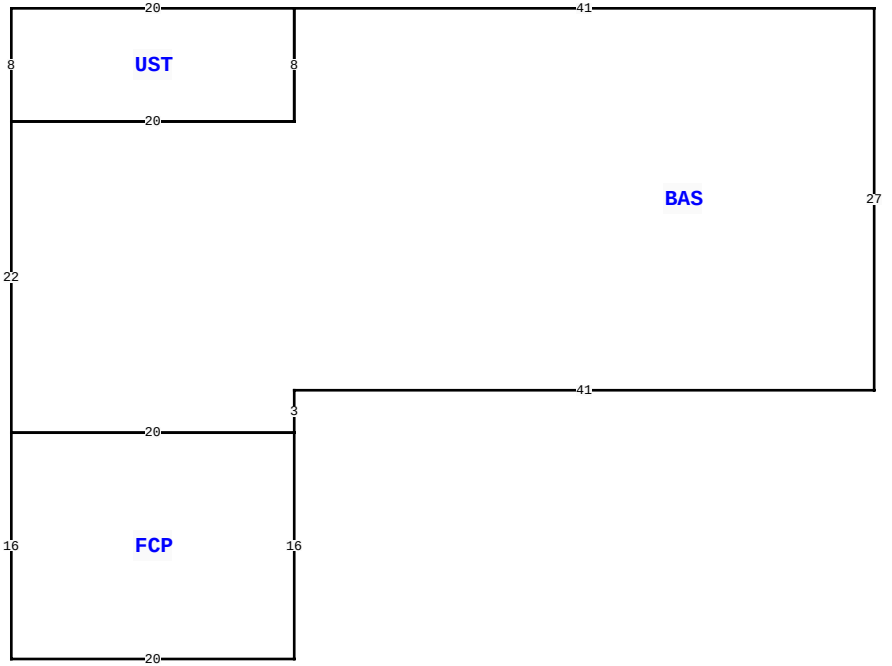
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,547	100		1,547	125,744
FCP	320	25		80	6,503
UST	160	45		72	5,853
TOTALS	2,027			1,699	138,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,699	113.6800	125.05	212,460	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1547 HX Base Yr



1680 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	138,099
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	19,847
TOTAL MARKET VALUE	158,246
SOH/AGL Deduction	0
ASSESSED VALUE	158,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,246
TOTAL JUST VALUE	158,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1661	5/29/2026	LE	U	I	14	100
GRANTOR: DISBROW WALTER E (LIF						
GRANTEE: DISBROW WALTER E						
1561/2096	4/10/2015	QC	U	I	11	100
GRANTOR: DISBROW GERALDINE A						
GRANTEE: DISBROW WALTER E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UST= W20 S8 E20 N8$S8 W20 S22 FCP= S16 E20 N16 W20$ E20 N3 E41 N27$.

LAND DESCRIPTION

TOTAL OB/XF 300

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	0		*RSF-2	0.00	0.00	21,170.00	SF		1.00	1.00	0.75	1.25	0.94	19,847							

REVIEW DATE 09/27/2016 BY DF Total Acres: 0.49 Total Land Value: 19,847 Market: 0 Agricultural: 0 Common: 19,847 PRINTED 11/17/2026 BY SYS