COMM NE COR LOT 1 BLOCK B CHAPEL
W 250.01 FT, N'LY ALONG E LINE O
HILLS S/D 157.72 FT FOR POB, RU

DISBROW WALTER E
1700 SW MAFARLANE AVE
LAKE CITY, FL 32056-0515

2027

06-4S-17-08051-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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

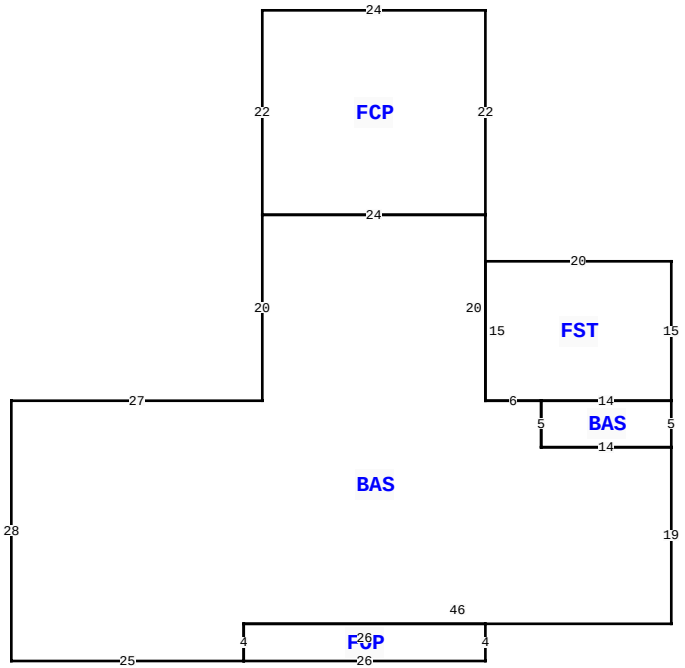
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	5,847
BAS	2,214	100		2,214	184,924
FCP	528	25		132	11,025
FOP	104	30		31	2,590
FST	300	55		165	13,782
TOTALS	3,216			2,612	218,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	116.8160	128.50	335,642	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2284 HX Base Yr 2026



1700 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
6	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 20,886

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	38,433.00	SF		1.00	1.00	0.75	1.10	0.83	31,707							

REVIEW DATE 12/06/2016 BY DF Total Acres: 0.88 Total Land Value: 31,707 Market: 0 Agricultural: 0 Common: 31,707 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		218,167
TOTAL MARKET OB/XF VALUE		21,486
TOTAL LAND VALUE - MARKET		31,707
TOTAL MARKET VALUE		271,360
SOH/AGL Deduction		66,154
ASSESSED VALUE		205,206
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,795
TOTAL JUST VALUE		271,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2093	4/10/2015	QC	U	I	11	100
GRANTOR: DISBROW GERALDINE A						
GRANTEE: DISBROW WALTER E						
1278/1691	7/30/2014	QC	U	I	11	100
GRANTOR: GERALDINE A DISBROW						
GRANTEE: GERALDINE A DISBROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S28 E25 FOP= E26 N4W26S4$ N4 E46 N19 BAS= N5 W14S5 E14$ W14 N5 FST= E14 N15 W20 S15 E6$ W6 N20 FCP= N22 W24 S22E24$ W24 S20$.

COMM NE COR LOT 1 BLOCK B CHAPEL
W 250.01 FT, N'LY ALONG E LINE O
HILLS S/D 157.72 FT FOR POB, RU

DISBROW WALTER E
1700 SW MAFARLANE AVE
LAKE CITY, FL 32056-0515

2027

06-4S-17-08051-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		218,167
TOTAL MARKET OB/XF VALUE		21,486
TOTAL LAND VALUE - MARKET		31,707
TOTAL MARKET VALUE		271,360
SOH/AGL Deduction		66,154
ASSESSED VALUE		205,206
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,795
TOTAL JUST VALUE		271,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2093	4/10/2015	QC	U	I	11	100
GRANTOR: DISBROW GERALDINE A						
GRANTEE: DISBROW WALTER E						
1278/1691	7/30/2014	QC	U	I	11	100
GRANTOR: GERALDINE A DISBROW						
GRANTEE: GERALDINE A DISBROW						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

TOTAL OB/XF 600

LAND DESCRIPTION

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

REVIEW DATE 12/06/2016 BY DF Total Acres: 0.88 Total Land Value: 31,707 Market: 0 Agricultural: 0 Common: 31,707 PRINTED 11/17/2026 BY SYS