COMM SE COR OF SEC, W 502.65 FT, 387.73 FT, N 276.38 FT, E 40 FT MCFARLANE AVE TO POB, N 91.27 FT

COOK CHAD/COOK SANDRA
1827 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

06-4S-17-08057-000

BUILDING CHARACTERISTICS

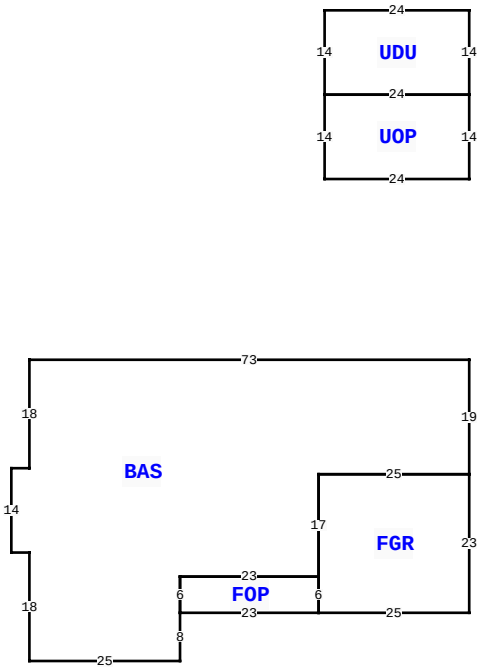
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,595	100		2,595	203,371
FGR	575	55		316	24,765
FOP	138	30		41	3,213
UDU	336	55		185	14,498
UOP	336	20		67	5,251
TOTALS	3,980			3,204	251,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,204	109.6100	120.57	386,306	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2595 HX Base Yr 2017



1827 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	1,000	
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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	251,099
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	39,354
TOTAL MARKET VALUE	292,853
SOH/AGL Deduction	99,809
ASSESSED VALUE	193,044
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	136,633
TOTAL JUST VALUE	292,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,414

PRMT:1:1: IRRIGATION WELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
664	REMODEL	0	08/17/2015
1262	PUMP/UTPOL	10	06/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/2486	9/24/2026	LE	U	I	14	100
GRANTOR: COOK CHAD (ENH LIFE E						
GRANTEE: COOK JOSEPH GARRETT						
1316/2645	6/14/2016	WD	U	I	11	100
GRANTOR: CHAD COOK SUCCESSOR T						
GRANTEE: CHAD & SANDRA COOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W73 S18 W3 S14 E3 S18 E25 N8 FOP= E23 N6 W23 S6$ N6E23 FGR= S6 E25 N23W25 S17$ N17 E25 N19$ PTR=N30 UOP= N14 UDU= N14 W24 S14 E24$ W24 S14 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	47,702.00	SF		1.00	1.00	0.75	1.10	0.83	39,354							

REVIEW DATE 09/26/2016 BY DF Total Acres: 1.10 Total Land Value: 39,354 Market: 0 Agricultural: 0 Common: 39,354 PRINTED 11/17/2026 BY SYS