

COMM SE COR OF SEC, RUN W 502.65 FT, W 40 FT TO W R/W OF MCFARLAN R/W 100 FT FOR POB. W 250 FT, N

MILLER RITA
1878 SW MCFARLANE AVE
LAKE CITY, FL 32025

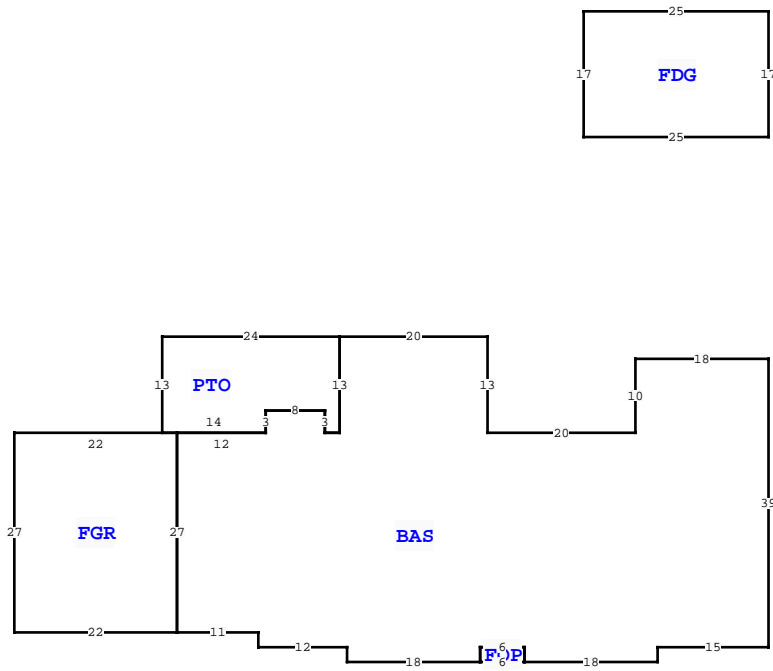
2026

06-4S-17-08063-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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
BAS	2,834	100	
FDG	425	60	
FGR	594	55	
FOP	12	30	
PTO	288	5	
TOTALS	4,153		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2020		126.24	433,508	1991	1991	0	0	34.00	66.00
			Heated Area: 2834			HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			286,115
TOTAL MARKET OB/XF VALUE			4,528
TOTAL LAND VALUE - MARKET			35,141
TOTAL MARKET VALUE			325,784
SOH/AGL Deduction			95,215
ASSESSED VALUE			230,569
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			174,158
TOTAL JUST VALUE			325,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
521	MAINT/ALTR	50	11/13/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1144	4/20/2019	WD	Q	I	01	205,500
GRANTOR: LYNNE DEVANE BOYD						
GRANTEE: LAWRENCE & RITA MIL						
1381/1976	4/02/2019	QC	U	I	11	100
GRANTOR: MICHAEL C PAYNE						
GRANTEE: LYNNE DEVANE BOYD						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	26	69	1,794.00	UT	1.40	1.40	100	0	0	3	100	2,512	
2	0166	CONC, PAVMT	0	100	18	80	1,440.00	UT	1.40	1.40	100	0	0	3	100	2,016	

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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	42,595.00	SF		1.00	1.00	0.75	1.10	0.83	35,141							

REVIEW DATE																								
09/27/2016 BY DF Total Acres: 0.98 Total Land Value: 35,141 Market: 0 Agricultural: 0 Common: 35,141 PRINTED 06/23/2026 BY SYS																								