COMM SE COR OF SEC, RUN W 502.65 FT, W 40 FT, N 396.52 FT FOR POB FT, S 136.1 FT, E 250 FT, N 126.

DALLAS BEVERLY D
1854 SW MCFARLENE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08063-003

BUILDING CHARACTERISTICS

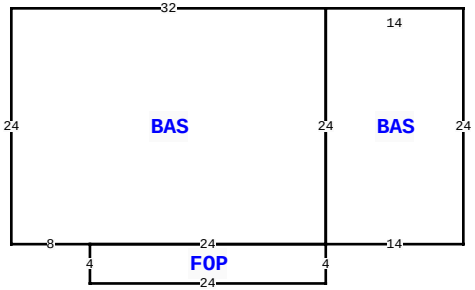
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 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/

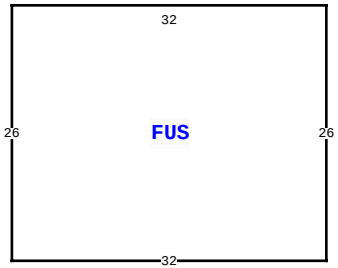
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	37,580
BAS	768	100		768	85,899
FOP	96	30		29	3,244
FUS	832	100		832	93,056
TOTALS	2,032			1,965	219,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	127.2106	142.48	279,973	1976	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2023 Heated Area: 1936 HX Base Yr 2023





1854 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	250	
2	0210	GARAGE U	0	100	28	34	952.00	UT	5.50	5.50	100	0	0	3	100	5,236	
3	0166	CONC,PAVMT	0	100	28	26	728.00	UT	1.40	1.40	100	0	0	3	100	1,019	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		219,779
TOTAL MARKET OB/XF VALUE		7,405
TOTAL LAND VALUE - MARKET		26,657
TOTAL MARKET VALUE		253,841
SOH/AGL Deduction		44,323
ASSESSED VALUE		209,518
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,107
TOTAL JUST VALUE		253,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/753	5/06/2022	WD	Q	I	01	254,000
GRANTOR: TURBEVILLE RON W						
GRANTEE: DALLAS BEVERLY D						
1456/1413	1/06/2022	WD	U	I	37	102,000
GRANTOR: COLLINS PATRICIA A						
GRANTEE: TURBEVILLE RON W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S24 E8 FOP= S4 E24 N4 W24$ E24 BAS= E14 N24 W14 S24$ N24$ PTR=E60 FUS= W32 S26 E32 N26$ W60$.

LAND DESCRIPTION

TOTAL OB/XF 7,405

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	32,311.00	SF		1.00	1.00	0.75	1.10	0.83	26,657							

REVIEW DATE 09/08/2022 BY CP Total Acres: 0.74 Total Land Value: 26,657 Market: 0 Agricultural: 0 Common: 26,657 PRINTED 06/23/2026 BY SYS