

COMM SE COR OF SEC, W 502.65 FT,  
C/L MCFARLANE AVE, W 40 FT, N AL  
FT FOR POB, CONT N 86.52 FT, W 1

BARBER ANDREW  
1820 SW MCFARLANE AVE  
LAKE CITY, FL 32025

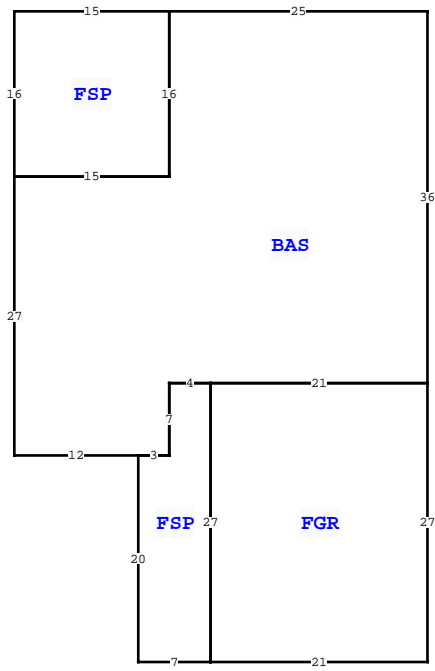
2026

06-4S-17-08063-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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
BAS	1,305	100	
FGR	567	55	
FSP	168	40	
FSP	240	40	
TOTALS	2,280		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,780	115.4440	129.30	230,154	1976	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 2025 Heated Area: 1305 HX Base Yr 2025											



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			149,600
TOTAL MARKET OB/XF VALUE			1,780
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			169,880
SOH/AGL Deduction			0
ASSESSED VALUE			169,880
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			118,469
TOTAL JUST VALUE			169,880
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			01/03/2024
3190	REMODEL	50	02/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1637	1/30/2024	WD Q	Q	I	01	165,000
GRANTOR: FEDERICO MATHEW C						
GRANTEE: BARBER ANDREW						
1350/2095	12/28/2017	WD Q	Q	I	01	131,300
GRANTOR: MICHELLE ROSENBERG						
GRANTEE: MATHEW C & KELLIE O						

EXTRA FEATURES																
L N	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	100	0	0	3	100	480	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2016	2016	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							