

COMM SE COR OF SEC, RUN W
246.92 FT TO C/L MCFARLANE
AVE, RUN N'LY ALONG C/L

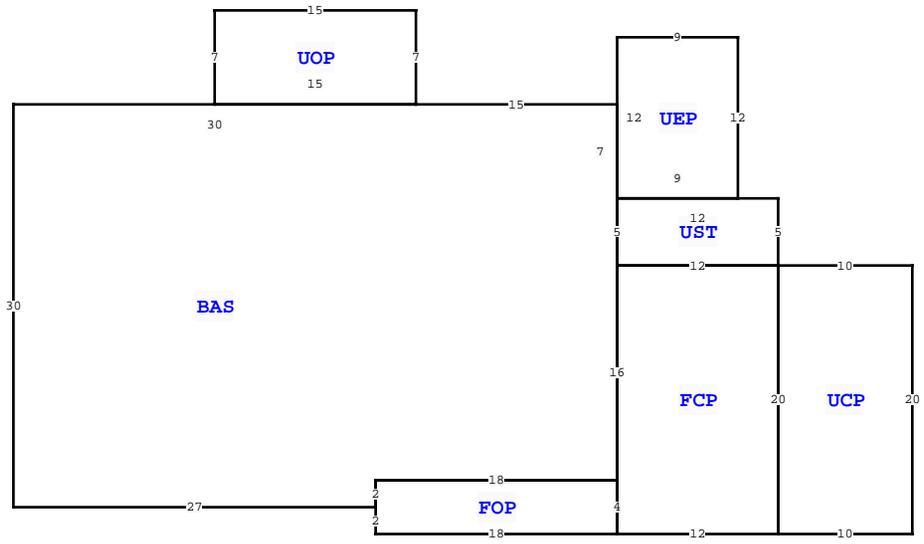
HECKATHORNE ROBERT W/HECKATHORNE ROSEMARY E
1662 SW MCFARLANE AVE
LAKE CITY, FL 32055

2026

06-4S-17-08071-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	06	VINYL ASB 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	02	02 100			
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	1,314	100		1,314	96,983
FCP	240	25		60	4,428
FOP	72	30		22	1,624
UCP	200	20		40	2,952
UEP	108	60		65	4,798
UOP	105	20		21	1,550
UST	60	45		27	1,993
TOTALS	2,099			1,549	114,328

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% - 0			175,889	1964	1985	0	0	35.00	65.00
Heated Area: 1314 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			114,328
TOTAL MARKET OB/XF VALUE			625
TOTAL LAND VALUE - MARKET			20,278
TOTAL MARKET VALUE			135,231
SOH/AGL Deduction			73,254
ASSESSED VALUE			61,977
TOTAL EXEMPTION VALUE	HX HB		36,977
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			135,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=	W15	UOP=	N7 W15 S7 E15\$W30S30 E27 FOP= S2 E18 N4 W18S2\$
N2	E18	FCP=	S4 E12 UCP= E10 N20 W10 S20\$ N20 W12 S16\$ N16
UST=	E12 N5 W12 S5\$ N5	UEP=	E9 N12 W9 S12\$ N7\$.

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	250	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	250.00	50	0	0	3	50	125	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	50	
TOTAL OB/XF 625																

LAND DESCRIPTION																								
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	24,579.00	SF		1.00	1.00	0.75	1.10	0.83	20,278							