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

2027

06-4S-17-08071-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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

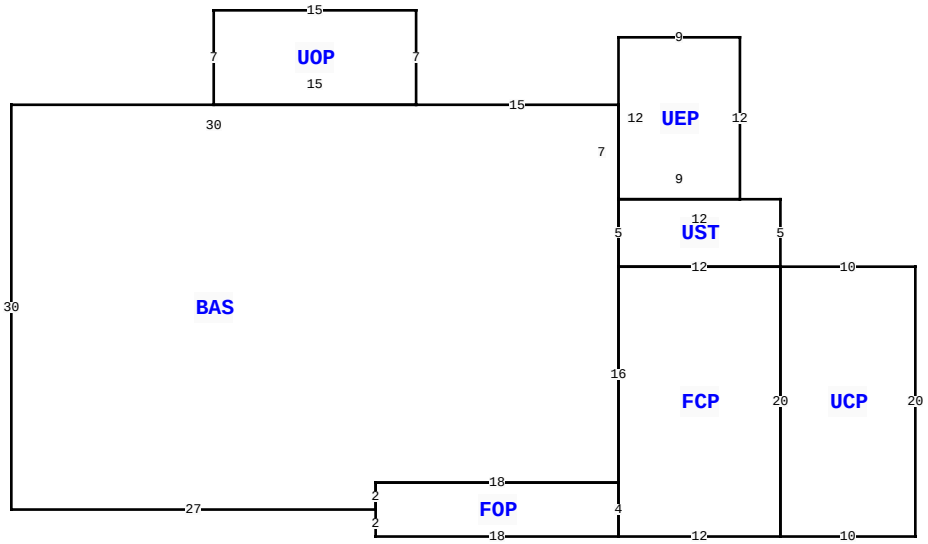
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100		1,314	93,575
FCP	240	25		60	4,273
FOP	72	30		22	1,567
UCP	200	20		40	2,848
UEP	108	60		65	4,629
UOP	105	20		21	1,496
UST	60	45		27	1,923
TOTALS	2,099			1,549	110,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,549	99.6030	109.56	169,708	1964	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1314 HX Base Yr



1662 SW MCFARLANE AVE, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/12/2026 MLU

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	110,310
TOTAL MARKET OB/XF VALUE	625
TOTAL LAND VALUE - MARKET	20,278
TOTAL MARKET VALUE	131,213
SOH/AGL Deduction	67,377
ASSESSED VALUE	63,836
TOTAL EXEMPTION VALUE	HX HB 38,836
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	131,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,227

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

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	250.00	250.00	50	0	0	3	50	125	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 625

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

REVIEW DATE 09/27/2016 BY DF Total Acres: 0.56 Total Land Value: 20,278 Market: 0 Agricultural: 0 Common: 20,278 PRINTED 11/17/2026 BY SYS