BEG INTERS OF S LINE OF MARK PLA MCFARLANE AVE, RUN E 250 FT, S 1 FT, N 170 FT TO POB. BEING IN BE

WARREN CELINE M
1795 SW MCFARLANE AVE
LAKE CITY, FL 32025

2026

06-4S-17-08073-000

BUILDING CHARACTERISTICS

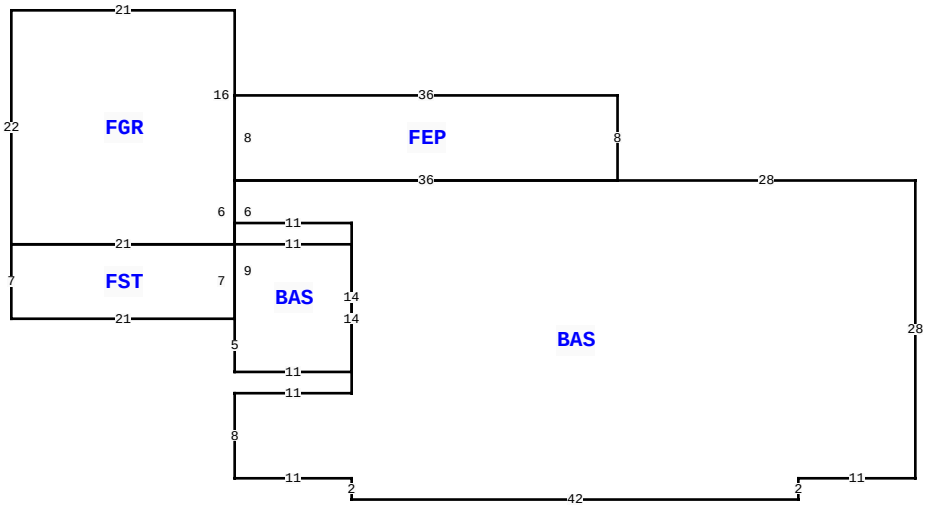
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	154	100		154	14,773
BAS	1,722	100		1,722	165,186
FEP	288	80		230	22,063
FGR	462	55		254	24,365
FST	147	55		81	7,770
TOTALS	2,773			2,441	234,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,441	131.7690	147.58	360,243	1965	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1876 HX Base Yr 2022



1795 SW MCFARLANE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		234,158
TOTAL MARKET OB/XF VALUE		6,300
TOTAL LAND VALUE - MARKET		37,331
TOTAL MARKET VALUE		277,789
SOH/AGL Deduction		31,184
ASSESSED VALUE		246,605
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,194
TOTAL JUST VALUE		277,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
229	ADDN SFR	50	03/08/2012
2257	ADDN SFR	75	08/10/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/2127	3/17/2021	WD	Q	I	01	250,000

GRANTOR: CARSWELL PATRICIA A

GRANTEE: WARREN CELINE M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FEP= N8 W36 S8 E36$ W36 FGR= N16 W21 S22 FST= S7 E21 BAS= S5 E11 N14W11 S9$ N7 W21$ E21 N6$S6 E11S14 W11 S8 E11 S2 E42 N2E11 N28$.

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	2,900	
2	0040	BARN,POLE	0	100	20	40	800.00	UT	2.50	2.50	100	1993	1993	3	100	2,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 6,300

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	42,422.00	SF		1.00	1.00	0.80	1.10	0.88	37,331							

REVIEW DATE 09/26/2016 BY DF Total Acres: 0.97 Total Land Value: 37,331 Market: 0 Agricultural: 0 Common: 37,331 PRINTED 06/23/2026 BY SYS