

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

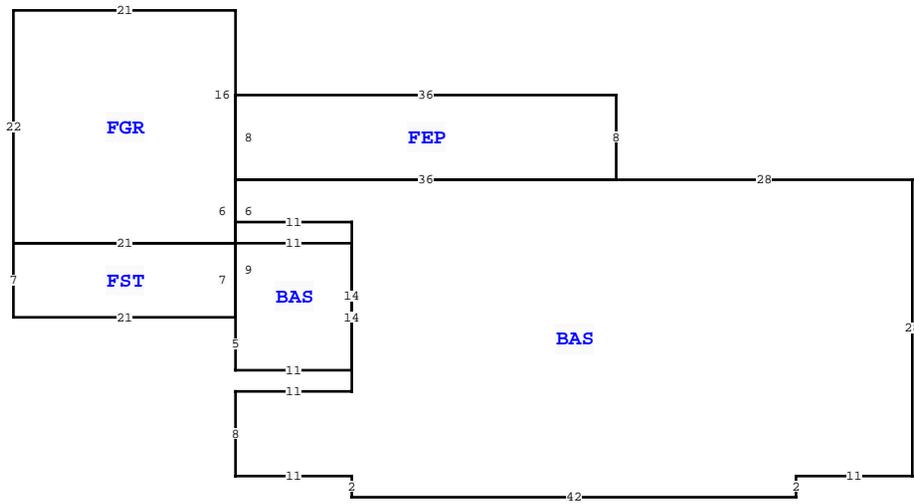
2026

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

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	150.22	366,687	1965	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 1876 HX Base Yr 2022											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	154	100		154	15,037
BAS	1,722	100		1,722	168,141
FEP	288	80		230	22,458
FGR	462	55		254	24,801
FST	147	55		81	7,909
TOTALS	2,773			2,441	238,347

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			238,347
TOTAL MARKET OB/XF VALUE			6,300
TOTAL LAND VALUE - MARKET			32,241
TOTAL MARKET VALUE			276,888
SOH/AGL Deduction			30,283
ASSESSED VALUE			246,605
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			195,194
TOTAL JUST VALUE			276,888
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	Q	I	01	250,000

GRANTOR: CARSWELL PATRICIA A
GRANTEE: WARREN CELINE M

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

TOTALS		1795 SW MCFARLANE AVE, LAKE CITY			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/27/2022		MLU

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\$.	

LAND DESCRIPTION		TOTAL OB/XF															6,300							
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	42,422.00	SF		1.00	1.00	0.80	0.95	0.76	32,241							