COMM NE COR OF S1/2 OF NE1/4
OF SE1/4, RUN SW 530.66 FT, NW
463.41 FT TO C/L MCFARLANE

CARSWELL JOYCE E LIVING TRUST DATED JUNE 12, 1996
1628 SW MCFARLANE AVE
LAKE CITY, FL 32055

2027

06-4S-17-08079-000

BUILDING CHARACTERISTICS

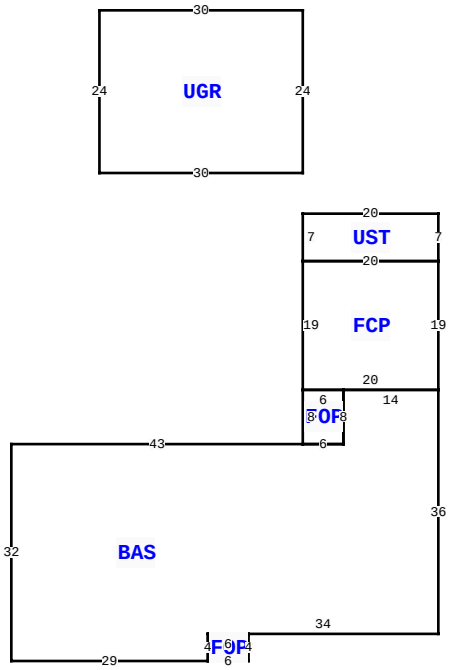
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,992	100		1,992	165,450
FCP	380	25		95	7,890
FOP	24	30		7	581
FOP	48	30		14	1,163
UGR	720	45		324	26,911
UST	140	45		63	5,233
TOTALS	3,304			2,495	207,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,495	116.1600	127.78	318,811	1965	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1992 HX Base Yr



1628 SW MCFARLANE AVE, LAKE CITY

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

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	400	
2	0166	CONC,PAVMT	0	100	16	18	288.00	UT	1.50	1.50	100	1997	1997	3	100	432	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		207,227
TOTAL MARKET OB/XF VALUE		1,032
TOTAL LAND VALUE - MARKET		117,885
TOTAL MARKET VALUE		326,144
SOH/AGL Deduction		209,264
ASSESSED VALUE		116,880
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		60,469
TOTAL JUST VALUE		326,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044421	Remodel	18,429	05/12/2022
923	GARAGE	52	03/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/2756	10/29/2013	WD	U	I	11	100

GRANTOR: JOYCE ELAINE CARSWELL
GRANTEE: JOYCE E CARSWELL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S32 E29 FOP= E6 N4 W6 S4$ N4 E34 N36 FCP= N19 UST= N7 W20 S7 E20$ W20 S19 E20$W14 FOP= W6 S8 E6 N8$ S8 W6$ PTR= N40 UGR= N24 W30 S24 E30$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 1,032

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	37,581.00	SF		1.00	1.00	1.00	1.10	1.10	41,339							
2	9900	C	AC NON-AG	100		*RSF-2	0.00	0.00	38,273.00	SF		1.00	1.00	1.00	2.00	2.00	76,546							

REVIEW DATE 05/23/2022 BY TW Total Acres: 1.74 Total Land Value: 117,885 Market: 0 Agricultural: 0 Common: 117,885 PRINTED 11/17/2026 BY SYS