N DIV: COMM SW COR, RUN N 156 FT
RUN E 120 FT, N 120 FT, W 120 FT
FT TO POB. BLOCK 130.

MCKINNEY WILLIAM/MULKEY LILLIAN
373 NW IRMA AVE
LAKE CITY, FL 32055

2026

00-00-00-12219-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

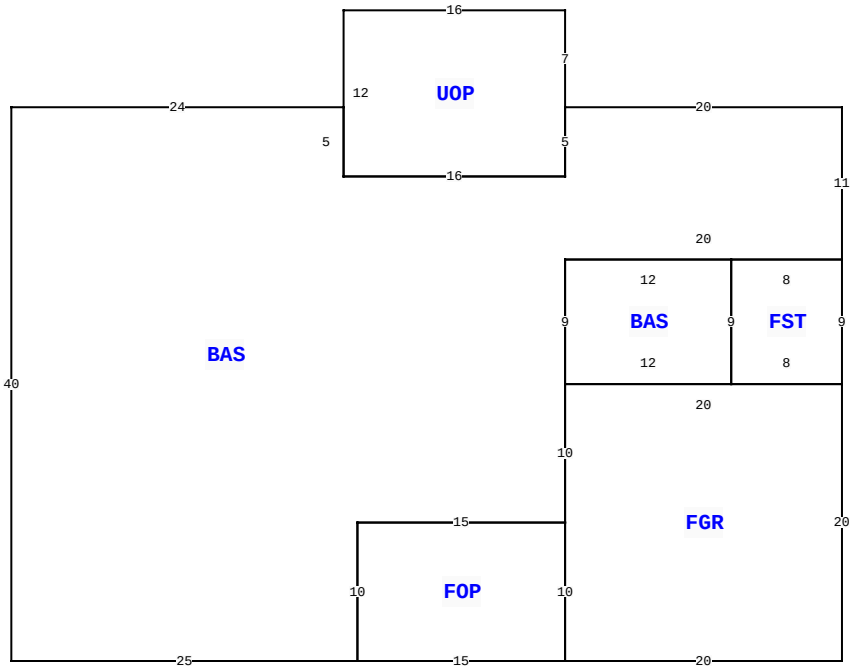
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	9,750
BAS	1,590	100		1,590	143,541
FGR	400	55		220	19,861
FOP	150	30		45	4,063
FST	72	55		40	3,611
UOP	192	20		38	3,431
TOTALS	2,512			2,041	184,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,041	107.4760	120.37	245,675	1989	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1698 HX Base Yr 2025



373 NW IRMA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		184,256
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		10,260
TOTAL MARKET VALUE		195,166
SOH/AGL Deduction		0
ASSESSED VALUE		195,166
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,444
TOTAL JUST VALUE		195,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/174	6/14/2024	WD	Q	I	01	248,000
GRANTOR: EXPRESS HOME SALES LL						
GRANTEE: MCKINNEY WILLIAM						
1501/2223	10/19/2023	WD	U	I	12	120,000
GRANTOR: WELLS FARGO BANK, NA						
GRANTEE: EXPRESS HOME SALES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N7 W16 S12 E16N5$ S5 W16 N5 W24 S40 E25 FOP= E15 N10 W15 S10$ N10 E15FGR= S10 E20 N20 W20 S10 $ N10BAS= E12 FST= E8 N9 W8 S9$ N9 W12 S9$ N9 E20 N11$.

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	650	

LAND DESCRIPTION

TOTAL OB/XF 650

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-3	0.00	0.00	14,400.00	SF		1.00	1.00	0.75	0.95	0.71	10,260							

REVIEW DATE 09/16/2024 BY TP Total Acres: 0.33 Total Land Value: 10,260 Market: 0 Agricultural: 0 Common: 10,260 PRINTED 11/19/2025 BY SYS