

MCKINLEY BETTY J/MCKINLEY KEON J
138 SW VILLAGE WAY
LAKE CITY, FL 32024

03-4S-16-02736-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 19 COMMON BRK 100										0100 01 1,999 116.8850 130.91 261,689 1968 1968 0 0 35.00 65.00										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM 100% - 2025 Heated Area: 1805 HX Base Yr 2025										BUILDING MARKET VALUE 170,098									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 6,120									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 31,500									
Interior Floo 14 CARPET 50																				TOTAL MARKET VALUE 207,718									
Interior Floo 05 HARDTILE 50																				SOH/AGL Deduction 16,932									
Air Condition 13 CENTRAL 100																				ASSESSED VALUE 190,786									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB VX 55,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 135,064									
Bathrooms 2.5 100																				TOTAL JUST VALUE 207,718									
Frame 01 NONE 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Architectual 05 CONV 100																				PREVIOUS YEAR MKT VALUE 207,718									
Units 0 100																				SALE:6:1: HOUSE AND 2 ACRES									
Condition Adj 03 03 100																				SALE:5:1: MOM & DAD REPOSS FROM SON									
Kitchen Adjus 01 01 100																				SALE:3:1: 2 ACRES & HOUSE									
																				XF0B:2:1: VOGUE MH									
Quality 05 05																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				000052746 Storage Building 10,000 03/28/2025									
MAP NUM MKT AREA 06																				000052322 Right-of-Way Acce 02/13/2025									
NEIGHBORHOOD/LOC 3416.00 1.00/																				000049780 Electrical Servic 0 05/10/2024									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 320 100 320 27,229																													
BAS 1,485 100 1,485 126,361																													
FOP 30 30 9 766																													
FSP 328 40 131 11,147																													
UST 120 45 54 4,595																													
TOTALS 2,283 1,999 170,098																													
EXTRA FEATURES										138 SW VILLAGE WAY, LAKE CITY										BLD DATE									
																				XF DATE									
																				LGL DATE									
																				LAND DATE									
																				AG DATE									
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 15 40 1.00 UT 0.00 0.00 100 0 0 3 100 288																													
2 0294 SHED WOOD/ 0 100 12 16 1.00 UT 0.00 0.00 100 1997 1997 3 100 300																													
3 9947 Septic 0 100 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000																													
4 0070 CARPORT UF 0 100 18 20 360.00 UT 3.00 3.00 50 1993 1993 3 50 540																													
5 0070 CARPORT UF 0 100 20 22 440.00 UT 3.00 3.00 60 1993 1993 3 60 792																													
6 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 1993 1993 3 100 1,200																													
LAND DESCRIPTION										TOTAL OB/XF 6,120																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 1.00 AC 1.00 1.00 1.00 18,000.00 18,000.00 18,000																													
2 0000 C VAC RES 100 00 0.00 0.00 0.50 AC 1.00 1.00 1.00 18,000.00 18,000.00 9,000																													
3 0000 C VAC RES 100 00 0.00 0.00 0.50 AC 1.00 1.00 0.50 18,000.00 9,000.00 4,500																													
REVIEW DATE 12/02/2024 BY SYS										Total Acres: 2.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500										PRINTED 11/17/2025 BY SYS									