LOT 4 BLOCK 1 OAK HILL ESTATES S

421-55, 629-28, WD 998-1217, QC

MCCLAIN SCARLET
127 SE LINDEN LOOP
LAKE CITY, FL 32025

2026

03-4S-17-07495-000

BUILDING CHARACTERISTICS

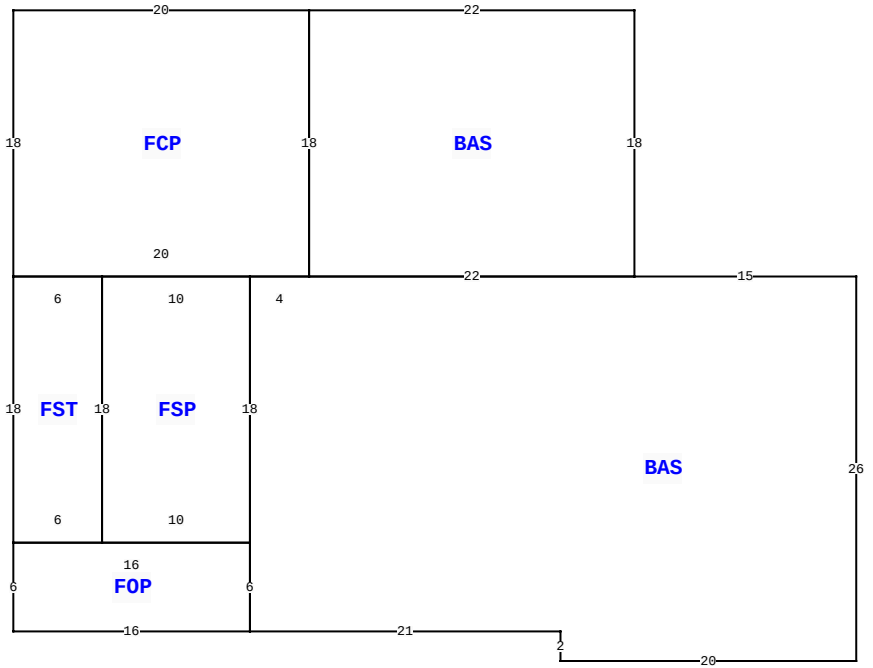
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	396	100		396	35,259
BAS	1,024	100		1,024	91,174
FCP	360	25		90	8,013
FOP	96	30		29	2,582
FSP	180	40		72	6,411
FST	108	55		59	5,253
TOTALS	2,164			1,670	148,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	122.3040	136.98	228,757	1962	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1420 HX Base Yr 2024



127 SE LINDEN LOOP, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	100	
2	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,692
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		23,495
TOTAL MARKET VALUE		173,187
SOH/AGL Deduction		0
ASSESSED VALUE		173,187
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,465
TOTAL JUST VALUE		173,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/2446	12/16/2016	WD	U	I	11	100
GRANTOR: JOHN R MCCLAIN III						
GRANTEE: SCARLET MCCLAIN						
1327/2445	11/28/2016	QC	U	I	11	100
GRANTOR: SARA MILLER (FKA SARA						
GRANTEE: JOHN R MCCLAIN III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 BAS= N18 W22 S18 E22$ W22 FCP= N18 W20 S18 E20$ W4 FSP= W10 FST= W6 S18 E6N18$ S18 E10 N18$ S18 FOP= W16 S6 E16 N6 $ S6 E21 S2 E20 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	60.00	210.00	1.00	LT		1.00	1.00	1.27	18,500.00	23,495.00	23,495							

REVIEW DATE 03/15/2017 BY DF Total Acres: 0.29 Total Land Value: 23,495 Market: 0 Agricultural: 0 Common: 23,495 PRINTED 11/19/2025 BY SYS