

LOT 10 BLOCK A GRANDVIEW VILLAGE
584-80, 937-102, WD 1037-2989, W

MCCLAIN WILLIAM M/MCCLAIN PATSY KAREN
1202 SW JAMESTOWN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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	2 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 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		06
NEIGHBORHOOD/LOC	6417.0700 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100		1,204	105,395
FGR	260	55		143	12,518
FSP	104	40		42	3,677
FSP	338	40		135	11,818
TOTALS	1,906			1,524	133,408

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	315.00	UT	2.00
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,524	109.6920	122.86	187,239	2002	2002	0	0	0	28.75	71.25
1 SINGLE FAM 0% - 0 Heated Area: 1204 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/21/2023 MLU												

TOTAL OB/XF												
730												

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730												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		133,408	
TOTAL MARKET OB/XF VALUE		730	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		156,638	
SOH/AGL Deduction		0	
ASSESSED VALUE		156,638	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		156,638	
TOTAL JUST VALUE		156,638	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		158,978	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0793	REROOF	16,500	09/25/2025
2237	SFR	305	10/30/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1552/2210	10/10/2025	WD	Q	I	01	239,000	
GRANTOR: GLADIN MICHAEL A							
GRANTEE: MCCLAIN WILLIAM M							
1314/0210	4/13/2016	LE	U	I	14	100	
GRANTOR: SELMA C GLADIN (LIFE							
GRANTEE: MICHAEL A GLADIN &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 FSP= N12 W29 S12 E7 R2 U2 E3 D2 R2 E15\$ W15 L2 U2 W3 D2 L2 W7 S30 E17 FSP= S4 E14 FGR= S10 E13 N20 W13 S10\$ N10 W8 S6 W6\$ E6 N6 E21 N24\$.									