COMM NW COR OF NE1/4 OF SW1/4,
S 30.02 FT TO S LINE OF THE N
30 FT OF SAID NE1/4 OF SW1/4 &

MCCLAIN JOHN R III
220 SE KLONDIKE PL
LAKE CITY, FL 32025

2026

09-4S-17-08301-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

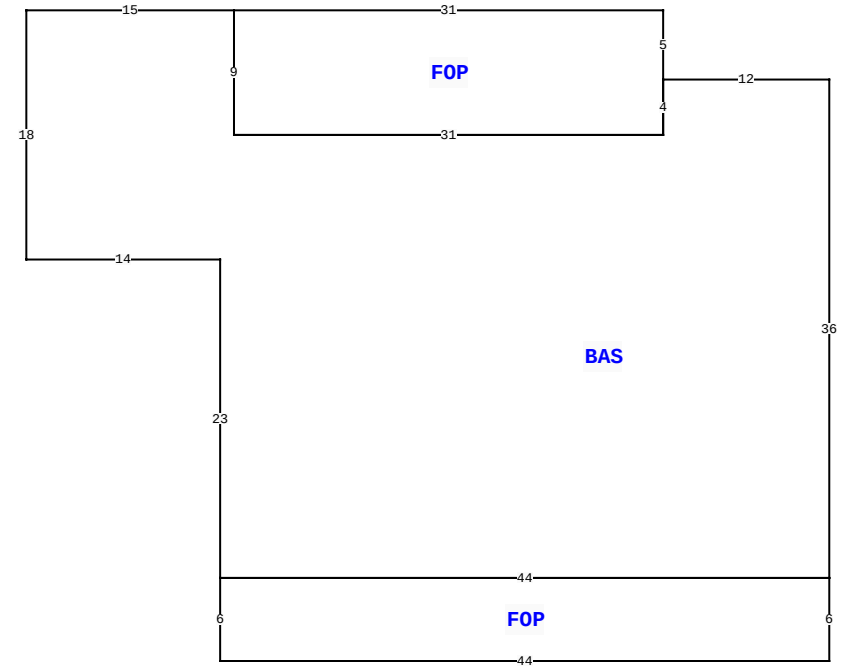
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100		1,717	205,764
FOP	264	30		79	9,468
FOP	279	30		84	10,067
TOTALS	2,260			1,880	225,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	116.3030	130.26	244,889	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1717 HX Base Yr 2018



220 SE KLONDIKE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,298
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		231,813
SOH/AGL Deduction		75,015
ASSESSED VALUE		156,798
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,076
TOTAL JUST VALUE		300,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34923	SFR	861	02/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/0912	11/22/2016	WD	U	V	11	100

GRANTOR: JOHN R MCCLAIN

GRANTEE: JOHN R MCCLAIN III

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N5 W31 S9 E31 N4$ S4 W31 N9 W15 S18 E14 S23
FOP= S6 E44 N6 W44$ E44 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.95	AC		1.00	1.00	1.00	281.00	281.00	2,515							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.95	AC		1.00	1.00	1.00	8,000.00	8,000.00	71,600							
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

REVIEW DATE 04/11/2017 BY BC Total Acres: 9.95 Total Land Value: 6,515 Market: 71,600 Agricultural: 2,515 Common: 4,000 PRINTED 11/21/2025 BY SYS