SW1/4 OF SW1/4 OF NW1/4.

420-516, DC 1327-2447,

MCCLAIN JOHN RANDALL
222 SE KLONDIKE PL
LAKE CITY, FL 32025

2026

09-4S-17-08301-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

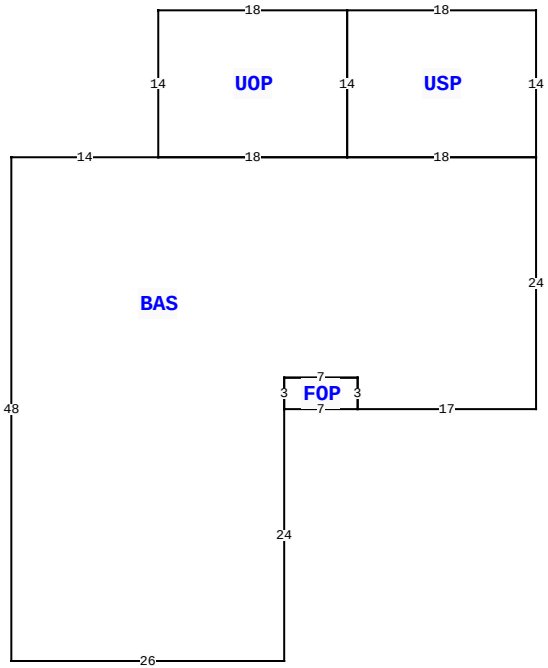
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	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	1,803	100		1,803	125,422
FOP	21	30		6	417
UOP	252	20		50	3,478
USP	252	35		88	6,122
TOTALS	2,328			1,947	135,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,947	95.5000	107.02	208,368	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1803 HX Base Yr



222 SE KLONDIKE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		135,439
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		36,350
TOTAL MARKET VALUE		142,553
SOH/AGL Deduction		58,890
ASSESSED VALUE		83,663
TOTAL EXEMPTION VALUE	13 HX HB	83,663
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		172,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S48 E26 N24 FOP= E7 N3 W7 S3$ N3 E7 S3 E17 N24 USP= N14 W18 S14 E18$ W18 UOP= N14 W18 S14 E18$ W18$.

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	0294	SHED WOOD/	0	100	23	37	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	9630	C	SWAMP	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	0.90	280.00	252.00	1,764							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	31,500							

REVIEW DATE 04/11/2017 BY BC Total Acres: 10.00 Total Land Value: 6,614 Market: 31,500 Agricultural: 1,764 Common: 4,850 PRINTED 11/21/2025 BY SYS