S1/2 OF SE1/4 OF SW1/4 OF NW1/4.
434-76, 644-498, 699-71, 760-865

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

2026

09-4S-17-08301-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

223 SE KLONDIKE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,925
TOTAL MARKET VALUE	14,925
SOH/AGL Deduction	0
ASSESSED VALUE	14,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,925
TOTAL JUST VALUE	14,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53005	Mobile Home		05/03/2025
000053005	Mobile Home		05/03/2025
000052981	Right-of-Way Acce		04/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/1461	11/01/2024	WD	U	V	11	100
GRANTOR: MCCLAIN JOHN RANDALL						
GRANTEE: MCCLAIN JOHN R IV						
1368/0081	7/31/2018	LE	U	V	14	100
GRANTOR: JOHN RANDALL MCCLAIN						
GRANTEE: JOHN RANDALL MCCLAI						

BUILDING NOTES

BUILDING DIMENSIONS

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	0000	C	VAC RES	0		RSF/MH	0.00	0.00	2.00	AC		1.00	1.00	0.80	9,000.00	7,200.00	14,400							
2	9630	C	SWAMP	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	175.00	175.00	525							

REVIEW DATE 08/13/2025 BY randall Total Acres: 5.00 Total Land Value: 14,925 Market: 0 Agricultural: 0 Common: 14,925 PRINTED 11/21/2025 BY SYS