COMM NW COR OF SE1/4 OF SW1/4,
RUN S 370 FT, E 1001.73 FT FOR
POB, CONT E'LY 426.51 FT, S

MCCUBBINS JEFFERY A
16933 NW 251ST ST
HIGH SPRINGS, FL 32643

2025

10-3S-18-10269-041

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

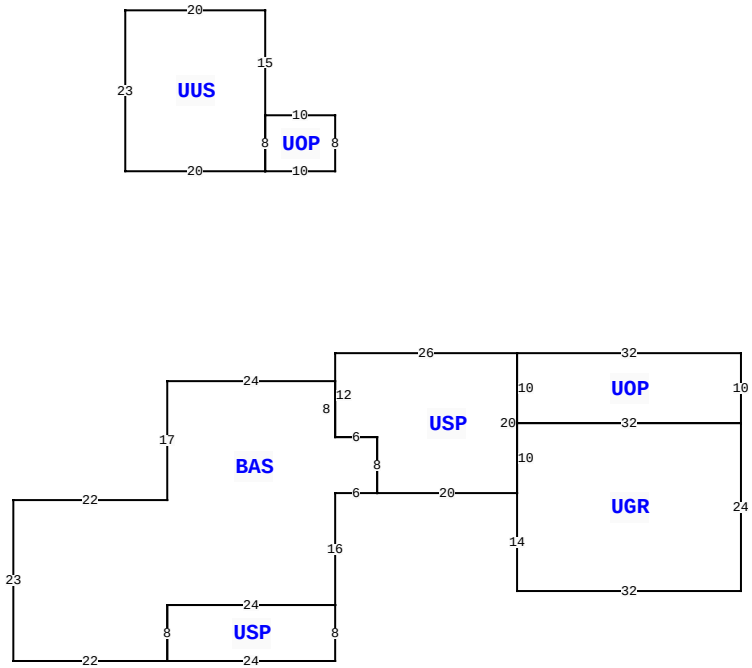
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	10318.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100		1,322	68,056
UGR	768	45		346	17,812
UOP	80	20		16	824
UOP	320	20		64	3,295
USP	192	35		67	3,449
USP	472	35		165	8,494
UUS	460	50		230	11,840
TOTALS	3,614			2,210	113,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,210	70.7130	79.20	175,032	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1322 HX Base Yr



345 NE ETHAN PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	113,771
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,180
TOTAL MARKET VALUE	128,951
SOH/AGL Deduction	3,901
ASSESSED VALUE	125,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,050
TOTAL JUST VALUE	128,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,840

BLDG:1:1: HOUSE WAS BUILT IN STAGES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1234/1746	5/05/2012	WD	U	I	30	25,000
GRANTOR: FRANKLIN BRADLEY MCCU						
GRANTEE: JEFFERY A MCCUBBINS						
1182/1545	10/15/2009	WD	U	I	11	100
GRANTOR: BETTY B ROGERS						
GRANTEE: JEFFERY A & FRANKLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S17 W22 S23 E22 USP= E24 N8 W24 S8$ N8 E24 N16 E6 USP= E20 UGR= S14 E 32 N24 UOP= N10 W32 S10 E32$ W32 S10$ N20 W26 S12 E6S8 $ N8 W6 N8$ PTR=N30 UOP= N8 W10 UUS= N15 W20 S23 E20N8$ S8 E10$ S30$.

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	0100	C	SFR	0		00	0.00	0.00	2.53	AC		1.00	1.00	1.00	6,000.00	6,000.00	15,180							

REVIEW DATE 09/22/2015 BY DF Total Acres: 2.53 Total Land Value: 15,180 Market: 0 Agricultural: 0 Common: 15,180 PRINTED 06/27/2025 BY SYS