COMM SE COR OF NW1/4, RUN N 39.8
LINE OF TROY RD, N 700 FT FOR PO
FT, W 453.43 FT, S 605.98 FT, E

MCKAIN SHANNON
356 SW MCKAIN CT
LAKE CITY, FL 32024

2026

10-4S-16-02850-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

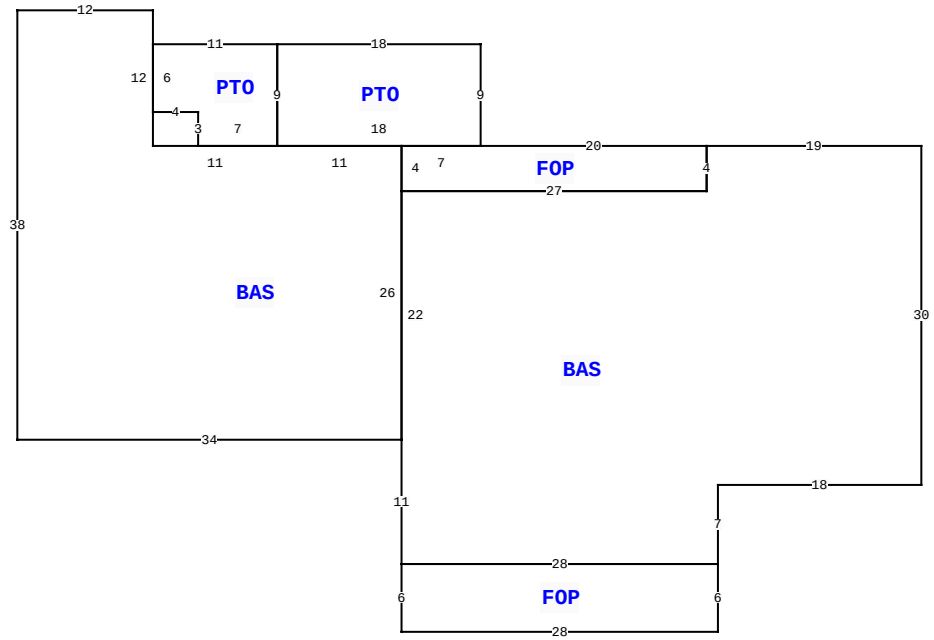
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,028	100		1,028	80,739
BAS	1,468	100		1,468	115,296
FOP	108	30		32	2,513
FOP	168	30		50	3,927
PTO	87	5		4	314
PTO	162	5		8	628
TOTALS	3,021			2,590	203,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,590	106.4090	119.18	308,676	1994	1994	0	0	0	34.10	65.90

1 SINGLE FAM 0% - 0 Heated Area: 2496 HX Base Yr



356 SW MCKAIN CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	203,417
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	56,790
TOTAL MARKET VALUE	225,662
SOH/AGL Deduction	0
ASSESSED VALUE	225,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,662
TOTAL JUST VALUE	267,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,703

SALE:2:1: 7.50 ACRES - SALE TOO LOW FOR THIS AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10319	ADDN SFR	250	10/13/1995
8889	M H	100	08/28/1994
8536	SFR	27,000	06/27/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/0554	4/12/2018	TR	U	I	11	100
GRANTOR: PAUL C MCKAIN TRUSTEE						
GRANTEE: SHANNON MCKAIN						
1313/0504	3/10/2016	WD	U	I	30	100
GRANTOR: NORMA C MCKAIN (RESER						
GRANTEE: NORMA C MCKAIN AS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N9 W11 S6 E4 S3 E7$ W11 N12 W12 S38 E34 BAS= S11 FOP= S6 E28 N6 W28$E28 N7 E18 N30 W19 FOP= W20 PTO= N9 W18 S9 E18$ W7 S4 E27N4$ S4 W27 S22$ N26$.

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	0296	SHED METAL	0	0	10	20	200.00	UT	12.00	12.00	100	2007	2007	3	100	2,400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	4,500							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	1.81	AC		1.00	1.00	1.00	445.00	445.00	805							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.81	AC		1.00	1.00	1.00	9,000.00	9,000.00	43,290							

REVIEW DATE 01/18/2024 BY KS Total Acres: 6.31 Total Land Value: 15,145 Market: 43,290 Agricultural: 1,645 Common: 13,500 PRINTED 11/10/2025 BY SYS