N3/4 OF SE1/4 OF NE1/4. EX 8.07
1132-1810. & EX 3.45 AC DESC ORB

MCGHIN WILLIAM ANTHONY II
272 SW MARLEY GLN
LAKE CITY, FL 32025

2026

10-4S-16-02851-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

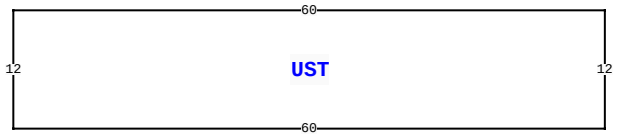
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	10416.00	1.00/

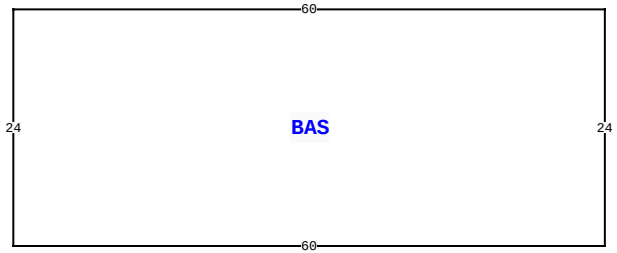
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	79,279
UST	720	45		324	17,838
TOTALS	2,160			1,764	97,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,764	108.8000	100.10	176,576	2005	2005	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2006 Heated Area: 1440 HX Base Yr 2006





272 SW MARLEY GLN, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		97,117
TOTAL MARKET OB/XF VALUE		23,000
TOTAL LAND VALUE - MARKET		126,860
TOTAL MARKET VALUE		129,511
SOH/AGL Deduction		28,541
ASSESSED VALUE		100,970
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,248
TOTAL JUST VALUE		246,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23273	M H	304	06/15/2005
13894	M H	125	04/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0873/0719	1/21/1999	WD	Q	I	01	100

GRANTOR: BETTY NORTH AS TRUSTE

GRANTEE: WM ANTHONY MCGHIN I

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$ PTR= N30UST= N12 W60 S12 E60$ 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
1	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	20	20	400.00	UT	3.00	3.00	100	2007	2007	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

TOTAL OB/XF 21,600

LAND DESCRIPTION

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	0201	C	MOD HOME	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	17.48	AC		1.00	1.00	1.00	280.00	280.00	4,894							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.48	AC		1.00	1.00	1.00	7,000.00	7,000.00	122,360							

REVIEW DATE 01/18/2024 BY JB Total Acres: 18.48 Total Land Value: 9,394 Market: 122,360 Agricultural: 4,894 Common: 4,500 PRINTED 11/10/2025 BY SYS

N3/4 OF SE1/4 OF NE1/4. EX 8.07
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TOTALS					

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11	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
12	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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

REVIEW DATE 01/18/2024 BY JB Total Acres: 18.48 Total Land Value: 9,394 Market: 122,360 Agricultural: 4,894 Common: 4,500 PRINTED 11/10/2025 BY SYS