

COMM NW COR OF NE1/4 OF SW1/4,
RUN S 311.78 FT, E 704.86 FT
FOR POB, CONT E 210 FT, S 210

MCINALLY MICHAEL J JR
354 SE BEAR RUN ST
LAKE CITY, FL 32025

2026

12-4S-17-08332-063



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	02	SHED 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	2	2. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	35,079
BAS	612	100		612	42,596
FOP	30	30		9	627
FOP	130	30		39	2,714
FUS	504	100		504	35,079

TOTALS	1,780			1,668	116,096
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00
3	0030	BARN, MT	0	0	0	0	1.00	UT	0.00
4	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00
5	0080	DECKING	0	0	0	0	1.00	UT	0.00
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,668	95.6044	107.08	178,609	1980	1980	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1620 HX Base Yr												

354 SE BEAR RUN ST, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/29/2025 MLU									

TOTAL OB/XF									
5,000									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		116,096	
TOTAL MARKET OB/XF VALUE		5,000	
TOTAL LAND VALUE - MARKET		11,110	
TOTAL MARKET VALUE		132,206	
SOH/AGL Deduction		12,023	
ASSESSED VALUE		120,183	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		120,183	
TOTAL JUST VALUE		132,206	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		132,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1379/0320	2/21/2019	WD	U	I	11	0	
GRANTOR: RACHEL M MCINALLY							
GRANTEE: MICHAEL MCINALLY J							
1265/0509	11/18/2013	QC	U	I	11	100	
GRANTOR: RACHEL M MCINALLY							
GRANTEE: MICHAEL MCINALLY JR							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W24 S15 BAS= W6 S21 E36N11 FOP= E5 N6 W5 S6\$ N10 W6 S6 W24 N6\$ S6 E24 N21\$ PTR= N30 FUS= N21 W24 S21 E8 FOP= S10 E13 N10 W13\$ E16\$ S30\$.									