

COMM 134 FT N OF SE COR OF SW1/4
POB, RUN W 532.50 FT, N 312 FT
20 FT, E 1216.94 FT TO E LINE OF

MCGARRY THOMAS PATRICK JR/MCGARRY PATRICIA ANN
455 SW KICKLIGHTER TERR
LAKE CITY, FL 32024

2025

13-4S-16-02953-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 30
Interior Floo	15	HARDTILE 20
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	04	04 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 13416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100		1,492	165,134
FOP	30	30		9	996
FOP	40	30		12	1,328
UOP	312	20		62	6,862
USP	363	35		127	14,056

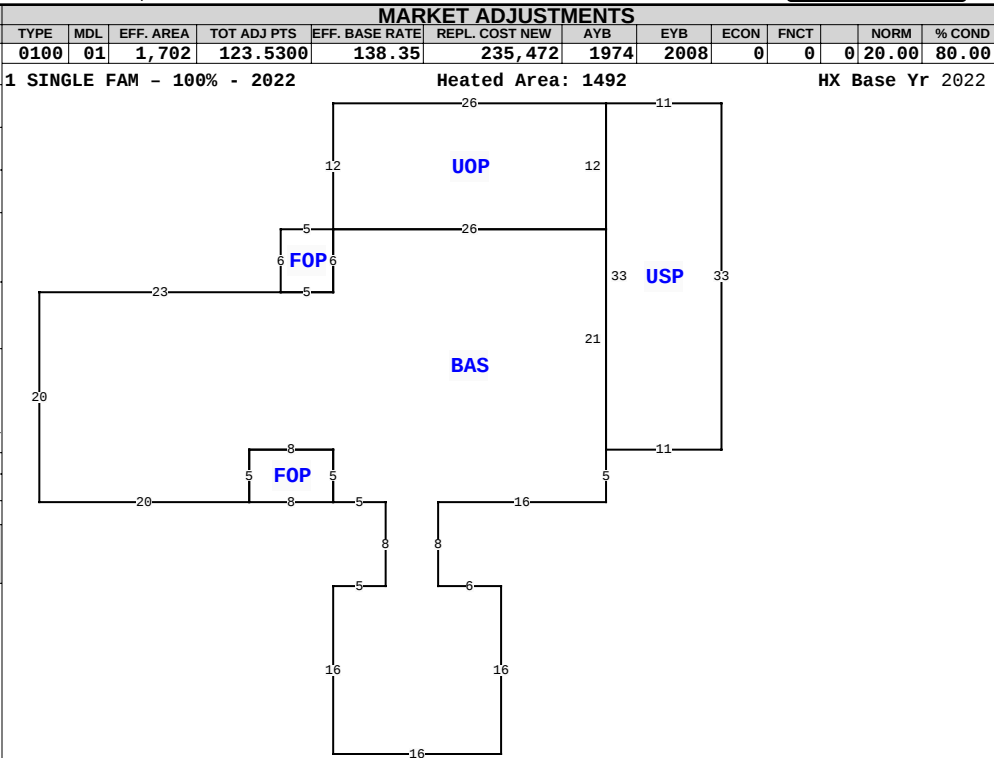
TOTALS 2,237 1,702 188,378

EXTRA FEATURES

L N	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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0020	BARN, FR	0 100	24	24	1.00	UT	5,000.00	5,000.00	100	1993	1993	3	100	5,000	
3	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	5.00	40	1993	1993	3	40	240	
4	0252	LEAN-TO W/	0 100	14	24	336.00	UT	2.00	2.00	50	1993	1993	3	50	336	
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		00	0.00	0.00	4.37	AC		1.00	1.00	1.00	9,000.00	9,000.00	39,330							



455 SW KICKLIGHTER TER, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/10/2025 MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		188,378			
TOTAL MARKET OB/XF VALUE		7,826			
TOTAL LAND VALUE - MARKET		39,330			
TOTAL MARKET VALUE		235,534			
SOH/AGL Deduction		162,824			
ASSESSED VALUE		72,710			
TOTAL EXEMPTION VALUE		52,710			HX HB DX
BASE TAXABLE VALUE		20,000			
TOTAL JUST VALUE		235,534			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		215,603			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1448/833	9/23/2021	WD	Q	I	01
GRANTOR: BEACH LEE R					SALE PRICE
GRANTEE: MCGARRY THOMAS PATR					
1140/2484	1/15/2008	WD	Q	I	
GRANTOR: SHIRLEY THOMAS					184,900
GRANTEE: LEE R BEACH					

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S20 E20 FOP= E8 N5 W8 S5\$ N5 E8 S5 E5 S8 W5 S16 E16
N16 W6 N8 E16 N5 USP= E11 N33 W11 S33\$ N21 UOP= N12 W26 S12
E26\$ W26 FOP= W5 S6 E5 N6\$ S6 W5\$.