

MCKEITHEN PAUL E JR/MCKEITHEN BEVERLY R
327 SE RICHARDS GLN
LAKE CITY, FL 32025

15-4S-17-08359-022



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				2
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	05	AVERAGE 100				0801	02	1,193	95.2200	52.37	62,477	1981	1981	0	0	0	60.00	40.00	VALUATION BY					STANDARD						
Roof Structure	03	GABLE/HIP 100				1 MH/NOTITLE 100% - 2017				Heated Area: 1104				HX Base Yr 2017				Tax Group: 2					Tax Dist:							
Roof Cover	01	MINIMUM 100																		BUILDING MARKET VALUE					24,991					
Interior Wall	04	PLYWOOD 100																		TOTAL MARKET OB/XF VALUE					8,100					
Interior Floor	14	CARPET 80																		TOTAL LAND VALUE - MARKET					86,860					
Interior Floor	08	SHT VINYL 20																		TOTAL MARKET VALUE					39,519					
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction					17,800					
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE					21,719					
Bedrooms		3 100																		TOTAL EXEMPTION VALUE					HX HB		21,719			
Bathrooms		2 100																		BASE TAXABLE VALUE					0					
Stories	1.	1. 100																		TOTAL JUST VALUE					119,951					
Architectual Units	01	CONV 100																		NCON VALUE					0					
		0 100																		INCOME VALUE										
																				PREVIOUS YEAR MKT VALUE					119,951					
Quality		03	03																											
DOR CODE		5000	IMPROVED AG																											
MAP NUM			MKT AREA			06																								
NEIGHBORHOOD/LOC		15417.00	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,104	100		1,104	23,126																									
FOP	140	35		49	1,026																									
UOP	160	25		40	838																									
TOTALS		1,404			1,193	24,991											BLD DATE				LGL DATE		04/09/2025		MLU					
EXTRA FEATURES						XF DATE				INC DATE				LAND DATE				AG DATE												
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	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400															
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400															
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200															
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100															
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
LAND DESCRIPTION																														
TOTAL OB/XF 8,100																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500													
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.42	AC		1.00	1.00	1.00	281.00	281.00	2,928													
3	9910	M	MKT. VAL .AG	0		A-1	0.00	0.00	10.42	AC		1.00	1.00	1.00	8,000.00	8,000.00	83,360													
REVIEW DATE 04/25/2017 BY BC Total Acres: 11.42 Total Land Value: 6,428 Market: 83,360 Agricultural: 2,928 Common: 3,500 PRINTED 11/19/2025 BY SYS																														