LOT 11 GLENWOOD S/D.
ORB 806-2004, CT 1273-2039, CT 1

MCLEAN RYAN MATTHEW
311 SE HUBBLE ST
LAKE CITY, FL 32025

2025

15-4S-17-08360-261

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

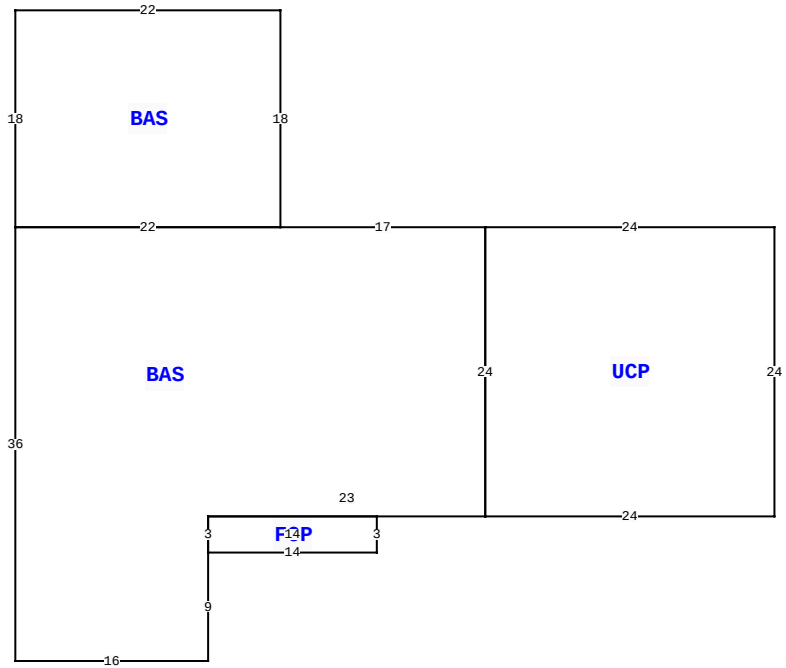
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	396	100		396	26,901
BAS	1,128	100		1,128	76,627
FOP	42	30		13	883
UCP	576	20		115	7,812
TOTALS	2,142			1,652	112,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,652	93.3156	104.51	172,651	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1524 HX Base Yr 2016



311 SE HUBBLE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,223
TOTAL MARKET OB/XF VALUE		1,350
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		132,073
SOH/AGL Deduction		52,811
ASSESSED VALUE		79,262
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,540
TOTAL JUST VALUE		132,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,061

LAND:1:1: 0.374 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33317	ADDN SFR	314	08/26/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/0864	10/31/2014	WD	U	I	12	33,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: RYAN MATTHEW MCLEAN						
1284/0861	10/21/2014	QC	U	I	18	0
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N18 W22 S18 E22$ W22 S36 E16 N9 FOP= E14N3 W14 S3$ N3 E23 UCP= E24 N24 W24 S24$ N24$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/24/2017 BY BC Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/19/2025 BY SYS