N1/2 OF SE1/4 OF NW1/4 OF SE1/4
DESC IN WD 1473-760.

JACKSON GRACIE L
453 NW MCCALL TER
LAKE CITY, FL 32055

2026

18-3S-17-05061-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

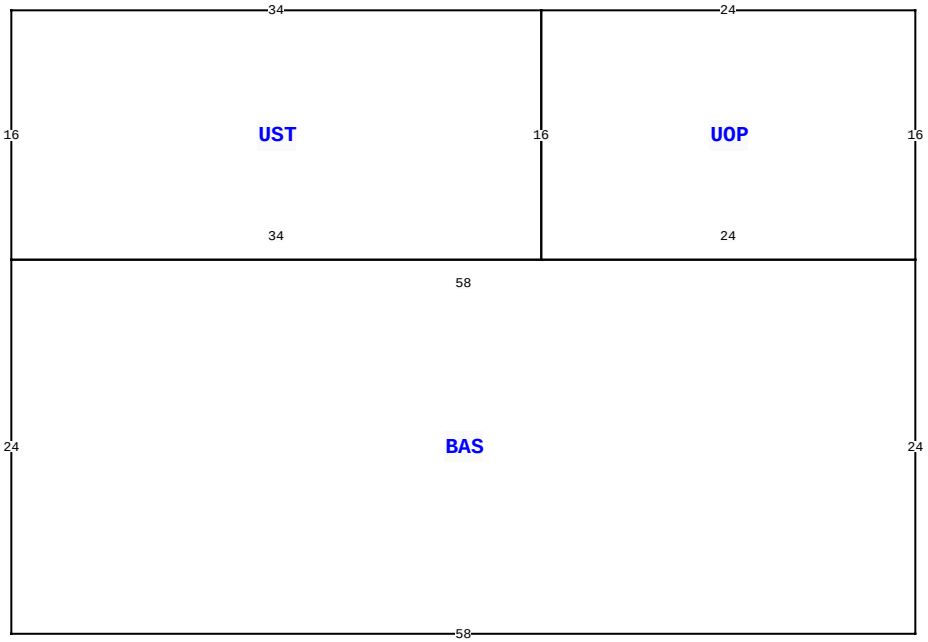
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	18317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	30,117
UOP	384	25		96	2,077
UST	544	45		245	5,301
TOTALS	2,320			1,733	37,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,733	90.1530	54.09	93,738	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1392 HX Base Yr



451 NW MCCALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		37,495
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		21,125
TOTAL MARKET VALUE		66,520
SOH/AGL Deduction		36,215
ASSESSED VALUE		30,305
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,305
TOTAL JUST VALUE		66,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 UOP= N16 W24 UST= W34 S16 E34 N16$ S16 E24$ W58 S24 E58$.

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	0297	SHED CONCR	0	100	12	30	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0040	BARN,POLE	0	100	16	30	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
5	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	0200	C	MBL HM	100		RSF-1	0.00	0.00	3.25	AC		1.00	1.00	1.00	6,500.00	6,500.00	21,125							

REVIEW DATE 08/18/2015 BY DF Total Acres: 3.25 Total Land Value: 21,125 Market: 0 Agricultural: 0 Common: 21,125 PRINTED 11/19/2025 BY SYS