COMM SE COR OF SW1/4 OF SE1/4,
RUN N 1127.98 FT FOR POB, RUN
W 653.61 FT TO E R/W OF MCCALL

FINCH HERMAN ADAM
391 NW MCCALL TER
LAKE CITY, FL 32055

2026

18-3S-17-05061-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

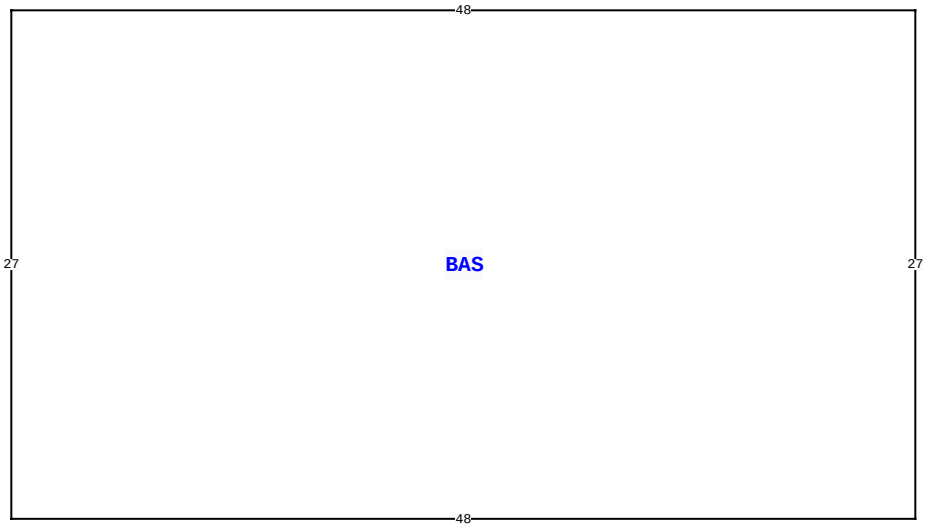
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	18317.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	68,686
TOTALS	1,296			1,296	68,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	102.5100	96.36	124,883	1997	1997	0	0	0	45.00	55.00

3 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr



391 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	68,686
TOTAL MARKET OB/XF VALUE	10,650
TOTAL LAND VALUE - MARKET	37,238
TOTAL MARKET VALUE	116,574
SOH/AGL Deduction	12,365
ASSESSED VALUE	104,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,209
TOTAL JUST VALUE	116,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12306	M H	125	03/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1225/2123	12/06/2011	WD	U	I	30	100
GRANTOR: HERMAN C FINCH						
GRANTEE: HERMAN ADAM FINCH						
0603/0049	9/01/1986	WD	Q	I		19,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	0294	SHED WOOD/	0	0	10	15	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0294	SHED WOOD/	0	0	12	15	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,650

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	0		RSF-1	0.00	0.00	6.74	AC		1.00	1.00	0.85	6,500.00	5,525.00	37,238							

REVIEW DATE 08/15/2015 BY DF Total Acres: 6.74 Total Land Value: 37,238 Market: 0 Agricultural: 0 Common: 37,238 PRINTED 11/19/2025 BY SYS