TRACT 3 SUN PARK WOODS UNREC: D
FOLLOWS, BEGIN AT THE SE COR OF
RUN W 226.67 FT, N 15 DEG W 1261

MCDOW ROBERT L/MCDOW KATHRYN L
1630 SW SALEM RD
LAKE CITY, FL 32024

2026

19-4S-16-03062-203

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1630 SW SALEM RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	21,086
TOTAL LAND VALUE - MARKET	83,768
TOTAL MARKET VALUE	104,854
SOH/AGL Deduction	17,669
ASSESSED VALUE	87,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,185
TOTAL JUST VALUE	104,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048361	New Residential C	250,000	10/09/2023
000044782	RV - Recreational		06/24/2022
20921	M H	125	07/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1116/1817	4/13/2007	WD	Q	V		87,500
GRANTOR: CHRISTOBAL & MARIA HE						
GRANTEE: ROBERT & KATHRYN MC						
1036/1464	1/26/2005	WD	U	V	07	36,000
GRANTOR: SUE L EVERY						
GRANTEE: CHRISTOBAL A & MARI						

BUILDING NOTES

BUILDING DIMENSIONS

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	0010	BARN,BLK	0	0	12	20	240.00	UT	13.00	13.00	100	2014	2014	3	100	3,120	
2	0166	CONC,PAVMT	0	0	0	0	528.00	UT	2.00	2.00	100	2014	2014	3	100	1,056	
3	0030	BARN,MT	0	0	24	35	810.00	UT	11.00	11.00	100	2019	2019	3	100	8,910	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 21,086

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	0700	C	MISC RES	0		A-1	0.00	0.00	12.41	AC		1.00	1.00	0.75	9,000.00	6,750.00	83,768							

REVIEW DATE 04/29/2025 BY KS Total Acres: 12.41 Total Land Value: 83,768 Market: 0 Agricultural: 0 Common: 83,768 PRINTED 11/18/2025 BY SYS