LOT 1 BLOCK C 242 VILLAGE S/D.
636-722, 664-296, 695-470, 696-4

MCCLAIN VIRGINIA J DAVIS
P O BOX 936
LAKE CITY, FL 32056-0936

2025

21-4S-17-08640-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

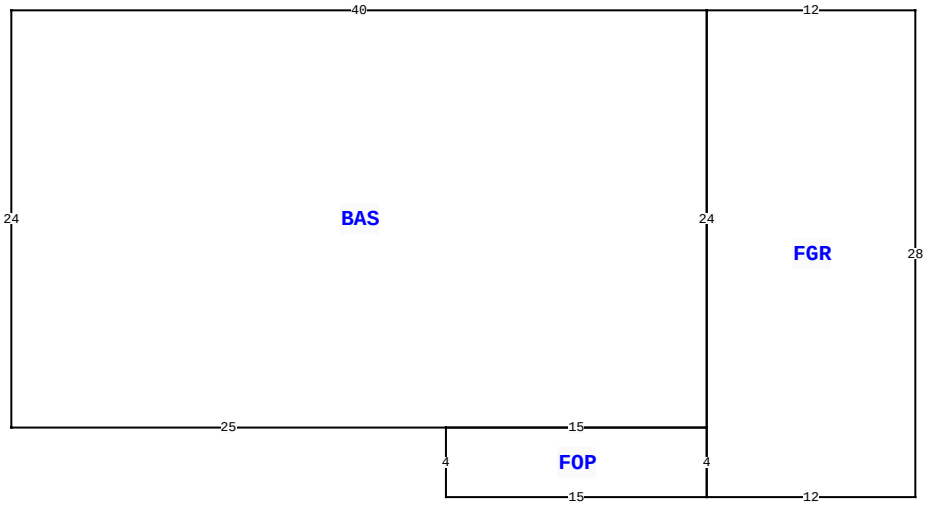
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	83,117
FGR	336	55		185	16,017
FOP	60	30		18	1,559
TOTALS	1,356			1,163	100,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,163	118.9320	133.20	154,912	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 960 HX Base Yr



256 SW COLISEUM PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		100,693
TOTAL MARKET OB/XF VALUE		2,145
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		117,838
SOH/AGL Deduction		48,477
ASSESSED VALUE		69,361
TOTAL EXEMPTION VALUE	HX HB	44,361
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,548

SALE:2:1: 7 PARCELS / 1 DEED

LAND:1:1: .58 AC..

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051755	Roof Replacement	4,200	12/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/1113	2/16/2021	LE	U	I	14	100
GRANTOR: MCCLAIN VIRGINIA J DA						
GRANTEE: KELLY JOSEPH F						
1426/1748	12/18/2020	LE	U	I	14	100
GRANTOR: KELLY VIRGINIA J. M.						
GRANTEE: KELLY JOSEPH F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E25 FOP= S4 E15 N4 W15$ E15 FGR= S4 E12 N28 W12 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	75	9	675.00	UT	1.40	1.40	100	0	0	3	100	945	
2	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,145

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		A-1	180.00	150.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 06/21/2017 BY RP Total Acres: 0.62 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/01/2025 BY SYS