

COMM INTERS S R/W CR-242 & E
LINE OF SW1/4 OF NE1/4, RUN W
ALONG R/W 260 FT, S 630 FT FOR

MCKEON BARBARA T
246 SW RAYBURN CT
LAKE CITY, FL 32024

2026

25-4S-16-03152-008



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 1															
Exterior Wall	15	CONC BLOCK 80	0100	01	1,447	86.6400	97.04	140,417	1972	1972	0	0	40	35.00	25.00	VALUATION SUMMARY															
Exterior Wall	19	COMMON BRK 20	1 SINGLE FAM 100% - 2017													Heated Area: 1328															
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2017															
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floor	14	CARPET 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2 100																													
Frame		N/A 100																													
Stories	1.	1. 100																													
Architectural Units	05	CONV 100																													
Condition Adj	01	01 100																													
Kitchen Adjus	01	01 100																													
Quality	04	04																													
DOR CODE	0100 SINGLE FAMILY																														
MAP NUM																	MKT AREA 06														
NEIGHBORHOOD/LOC	25416.00 1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,328	100		1,328	32,217																										
FOP	57	30		17	413																										
FSP	154	40		62	1,504																										
FST	72	55		40	971																										
TOTALS	1,611			1,447	35,104																										
EXTRA FEATURES						246 SW RAYBURN CT, LAKE CITY																									
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1972	1972	3	100	1,200															
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750															
3	0166	CONC, PAVMT	0	100	10	22	220.00	UT	2.00	2.00	100	1993	1993	3	100	440															
4	0120	CLFENCE 4	0	100	0	0	160.00	UT	4.50	4.50	50	1993	1993	3	50	360															
5	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	50	1993	1993	3	50	480															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		*RSFMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000														
REVIEW DATE 04/02/2024 BY JS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/20/2025 BY SYS																															