

MCGLEW RICHARD V JR
295 SE MORGHAN GLN
LAKE CITY, FL 32025

26-4S-17-08743-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	15	CONC BLOCK 90								0100	01	1,789	97.6374	109.35	195,627	1978	1978		0	0	35.00	65.00	VALUATION BY																								
Exterior Wall	08	WD OR PLY 10								1 SINGLE FAM 100% - 2002										Heated Area: 1456										HX Base Yr 2002										STANDARD							
Roof Structur	03	GABLE/HIP 100																												Tax Group: 3										Tax Dist:							
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										127,158							
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										800							
Interior Floo	14	CARPET 90																												TOTAL LAND VALUE - MARKET										101,842							
Interior Floo	06	VINYL ASB 10																												TOTAL MARKET VALUE										153,833							
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										53,308							
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										100,525							
Bedrooms		3 100																												TOTAL EXEMPTION VALUE										HX HB VX 55,722							
Bathrooms		2 100																												BASE TAXABLE VALUE										44,803							
Frame	01	NONE 100																												TOTAL JUST VALUE										229,800							
Stories	1.	1. 100																												NCON VALUE										0							
Architectual	05	CONV 100																												INCOME VALUE																	
Units		0 100																												PREVIOUS YEAR MKT VALUE										229,800							
Condition Adj	02	02 100																																													
Kitchen Adjus	01	01 100																																													
Quality	05	05																																													
DOR CODE	0100	SINGLE FAMILY																																													
MAP NUM		MKT AREA																																						02							
NEIGHBORHOOD/LOC	26417.00	1.00/																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,456	100		1,456	103,489																																										
FCP	240	25		60	4,265																																										
FEP	200	80		160	11,372																																										
FOP	84	30		25	1,777																																										
FST	96	55		53	3,767																																										
USP	100	35		35	2,488																																										
TOTALS	2,176			1,789	127,158																																										
EXTRA FEATURES										295 SE MORGHAN GLN, LAKE CITY										BLD DATE										LGL DATE																	
																				XF DATE										LAND DATE																	
																				INC DATE										AG DATE																	
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	0040	BARN, POLE	0	100	24	16	1.00	UT	0.00	0.00	100	0	0	3	100	100																															
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																															
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400																															
LAND DESCRIPTION										TOTAL OB/XF										800																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	2.52	AC		1.00	1.00	0.85	11,000.00	9,350.00	23,562																														
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	5.63	AC		1.00	1.00	1.00	281.00	281.00	1,582																														
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.61	AC		1.00	1.00	1.00	280.00	280.00	731																														
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.24	AC		1.00	1.00	1.00	9,500.00	9,500.00	78,280																														
REVIEW DATE	06/23/2017	BY	BC	Total Acres: 10.76		Total Land Value: 25,875		Market: 78,280		Agricultural: 2,313		Common: 23,562		PRINTED 10/17/2025 BY SYS																																	