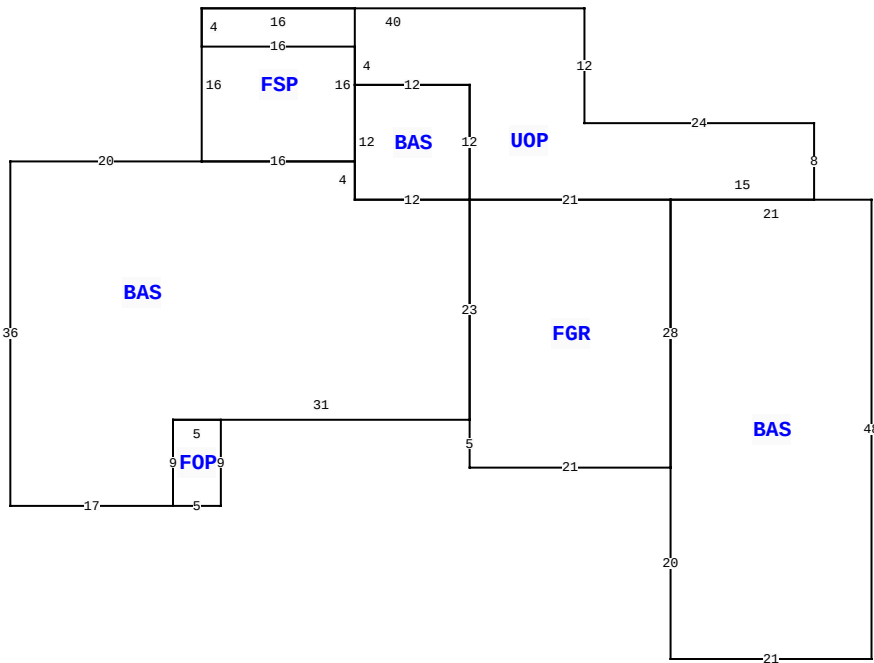


ROBINSON ASHLEY
336 NW MCGLEW LN
LAKE CITY, FL 32055

28-3S-16-02365-009

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	19	COMMON BRK 100								0100	01	3,110		115,2360		129.06		401,377		1974		1974		0		0		35.00		65.00		VALUATION BY				STANDARD			
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0										Heated Area: 2553										HX Base Yr									
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 90																																					
Interior Floor	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		3 100																																					
Frame	01	NONE 100																																					
Stories	1.	1. 100																																					
Architectual Units	05	CONV 100																																					
Condition Adj	03	100																																					
Kitchen Adjus	01	100																																					
Quality		05	05																																				
DOR CODE		5000 IMPROVED AG																																					
MAP NUM																				MKT AREA		06																	
NEIGHBORHOOD/LOC		28316.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	144	100		144	12,080																																		
BAS	1,008	100		1,008	84,560																																		
BAS	1,401	100		1,401	117,528																																		
FGR	588	55		323	27,096																																		
FOP	45	30		14	1,175																																		
FSP	256	40		102	8,557																																		
UOP	592	20		118	9,899																																		
TOTALS		4,034			3,110	260,895																																	
EXTRA FEATURES						336 NW MCGLEW LN, LAKE CITY										BLD DATE				LGL DATE				04/09/2025				MLU											
																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	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000																								
2	0030	BARN,MT	0 100	25	48	1,200.00	UT	12.00	12.00	100	2007	2007	3	100	14,400																								
3	0041	BARN,MACH	0 0	24	48	1,152.00	UT	8.00	8.00	100	2007	2007	3	100	9,216																								
4	0214	GRN HOUSE	0 100	30	96	2,880.00	UT	3.00	3.00	100	2007	2007	3	100	8,640																								
5	0214	GRN HOUSE	0 100	30	96	2,880.00	UT	3.00	3.00	50	2007	2007	3	50	4,320																								
6	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200																								
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500																								
TOTAL OB/XF																	39,276																						
LAND DESCRIPTION																																							
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	1.00	AC		1.00	1.00	1.00	5,400.00	5,400.00	5,400																						
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	7.60	AC		1.00	1.00	1.00	281.00	281.00	2,136																						
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	227.00	227.00	681																						
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	95,400																						
REVIEW DATE 09/26/2025 BY TP Total Acres: 11.60 Total Land Value: 8,217 Market: 95,400 Agricultural: 2,817 Common: 5,400 PRINTED 11/07/2025 BY SYS																																							