COMM SE COR OF SW1/4 OF SW1/4 OF 13.13 FT TO N R/W OF RD FOR POB, FT, N 647.07 FT, E 307.25 FT, S

GREENE JOHN COEY/GREENE LAUREL ESTELLE
195 NW MCGLEW LN
LAKE CITY, FL 32055

2026

28-3S-16-02368-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

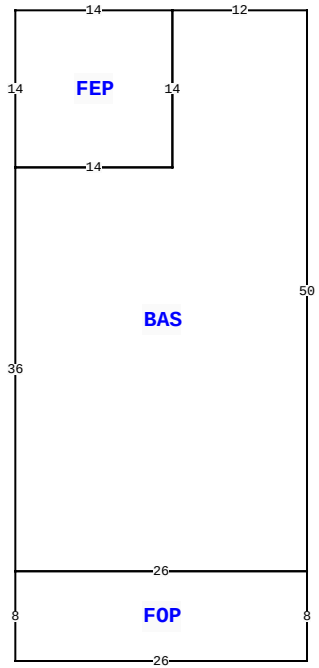
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 06
NEIGHBORHOOD/LOC	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	74,588
FEP	196	80		157	10,607
FOP	208	30		62	4,189
TOTALS	1,508			1,323	89,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,323	92.8000	103.94	137,513	1925	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1104 HX Base Yr 2007



195 NW MCGLEW LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		89,383
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		83,020
TOTAL MARKET VALUE		179,903
SOH/AGL Deduction		81,874
ASSESSED VALUE		98,029
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		42,307
TOTAL JUST VALUE		179,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047812	Remodel	69,791	08/02/2023
000046809	Roof Replacement	15,400	03/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1103/2326	11/29/2006	WD	Q	I	02	181,000

GRANTOR: BARBARA MCGLEW MADDOX

GRANTEE: GREENE JOHN COEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= W14 S14 E14 N14$ S14 W14 S36 FOP= S8 E26 N8 W26$ E26 N50$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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		00	0.00	0.00	11.86	AC		1.00	1.00	1.00	7,000.00	7,000.00	83,020							

REVIEW DATE 07/13/2023 BY jerry Total Acres: 11.86 Total Land Value: 83,020 Market: 0 Agricultural: 0 Common: 83,020 PRINTED 11/19/2025 BY SYS