

BEG SE COR OF NW1/4 OF NW1/4, RU
FT, N 929.88 FT TO S R/W HORIZON
R/W 207.74 FT, SE 56 DEG STILL A

MCLEAN MURPHY B JR & ILENE G FAMILY TRUST
400 NW HORIZON ST
LAKE CITY, FL 32055

2026

28-3S-16-02374-083



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	28316.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	6,107
BAS	336	100		336	42,750
BAS	777	100		777	98,860
BAS	1,616	100		1,616	205,609
FEP	352	80		282	35,879
FGR	672	55		370	47,076
FOP	108	30		32	4,072
FOP	162	30		49	6,234
FUS	288	100		288	36,644

TOTALS	4,359			3,798	483,231
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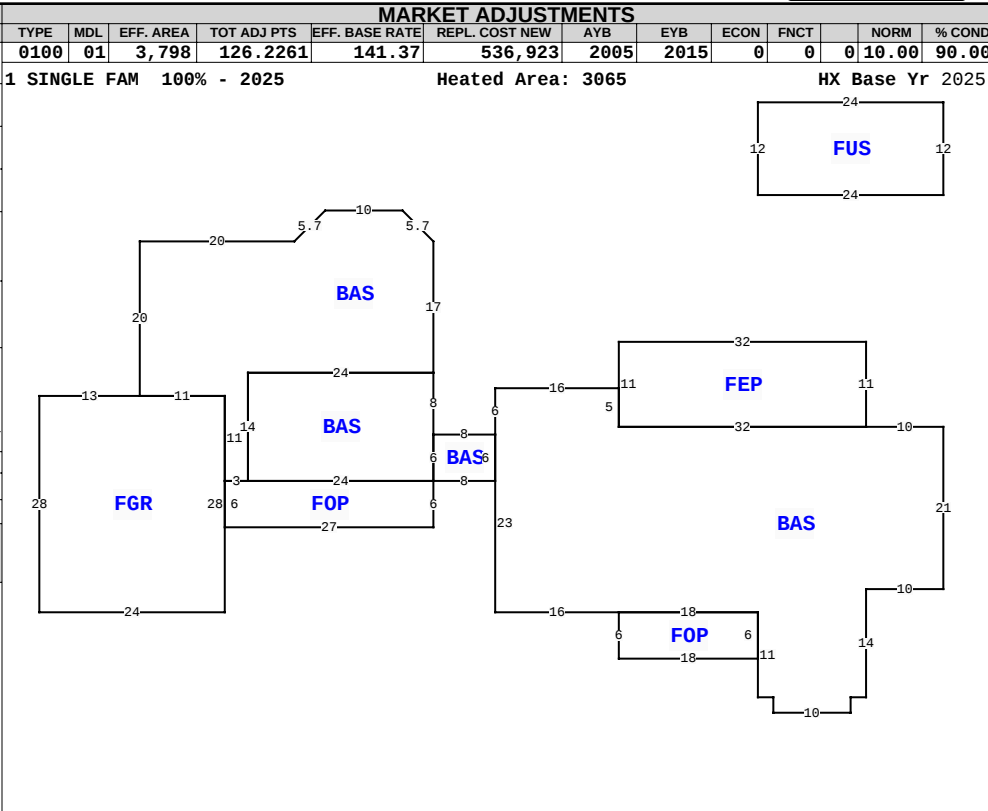
EXTRA FEATURES

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,068.00	UT	3.00	3.00	100	2007	2007	3	100	3,204	
3	0166	CONC,PAVMT	0	100	0	0	2,135.00	UT	2.00	2.00	100	2005	2005	3	100	4,270	
4	0030	BARN,MT	0	100	40	60	2,400.00	UT	15.00	15.00	100	2007	2007	3	100	36,000	
5	0166	CONC,PAVMT	0	100	0	0	1,179.00	UT	2.00	2.00	100	2012	2012	3	100	2,358	
6	0081	DECKING WI	0	100	0	0	480.00	UT	7.00	7.00	100	2012	2012	3	100	3,360	

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		RSF-2	0.00	0.00	2.98	AC		1.00	1.00	1.00	11,000.00	11,000.00	32,780							
2	5500	A	TIMBER 2	0		RSF-2	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,003							
3	9910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	98,945							

REVIEW DATE 07/28/2025 BY chuck



400 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF

51,192																
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Total Acres: 11.98 Total Land Value: 36,783 Market: 98,945 Agricultural: 4,003

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		483,231
TOTAL MARKET OB/XF VALUE		51,192
TOTAL LAND VALUE - MARKET		131,725
TOTAL MARKET VALUE		571,206
SOH/AGL Deduction		265,395
ASSESSED VALUE		305,811
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,089
TOTAL JUST VALUE		666,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053463	Roof Replacement	24,000	06/25/2025
000051598	Roof Replacement	14,000	11/21/2024
29897	ADDN SFR	621	01/25/2012
22385	SFR	497	10/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/2783	12/20/2024	WD	U	V	11	100

GRANTOR: LUNDE BLAKE N
GRANTEE: MCLEAN MURPHY B JR
1529/2780 12/20/2024 WD Q I 05 1,025,000
GRANTOR: LUNDE BLAKE N II
GRANTEE: MCLEAN MURPHY B JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FEP= N11 W32 S11 E32\$ W32 N5 W16 S6 BAS= W8 BAS= N8
BAS= N17 L4 U4 W10 D4 L4 W20 S20 FGR= W13 S28 E24 N28
W11\$ E11 S11E3 N14 E24\$ W24 S14 FOP= W3 S6 E27 N6 W24\$ E24
N6\$ S6 E8 N6\$ S23 E16 FOP= S6 E18 N6 W18\$ E18 S11 E2 S2 E10
N2 E2 N14 E10 N21\$ PTR= N30 FUS= N12 W24 S12 E24\$ S30\$.

Common: 32,780 PRINTED 11/17/2025 BY SYS