LOT 18 BLOCK 2 HIGHLANDS S/D.

DC 867-2401, 868-864, WD 1432-12

MCMULLEN MORGAN
1350 NW LABONTE LN
LAKE CITY, FL 32055

2026

30-3S-17-05901-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

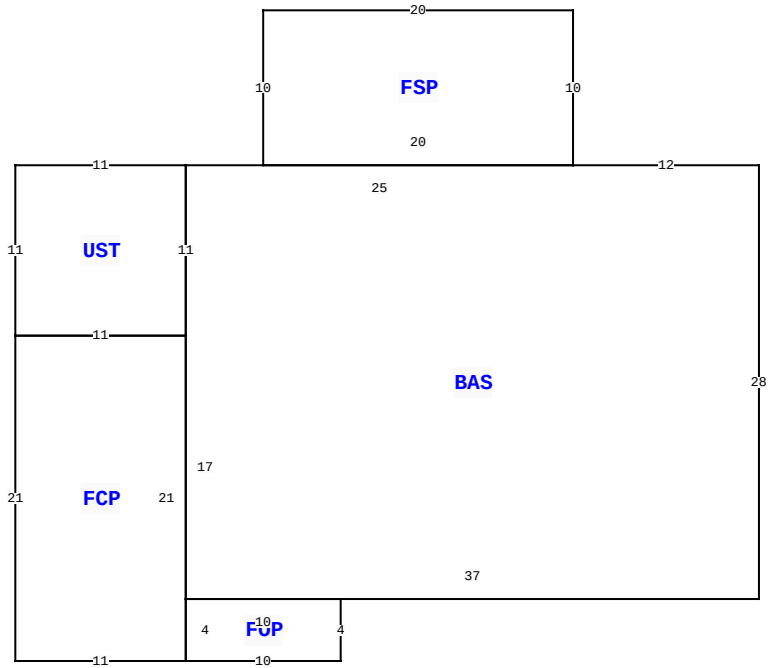
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100		1,036	96,626
FCP	231	25		58	5,409
FOP	40	30		12	1,119
FSP	200	40		80	7,461
UST	121	45		54	5,036
TOTALS	1,628			1,240	115,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,240	128.1120	143.49	177,928	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1036 HX Base Yr 2022



1350 NW LABONTE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		115,653
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		9,537
TOTAL MARKET VALUE		126,090
SOH/AGL Deduction		17,989
ASSESSED VALUE		108,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,379
TOTAL JUST VALUE		126,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/124	3/05/2021	WD	Q	I	01	99,000
GRANTOR: KUEBBELER WILLIAM J J						
GRANTEE: MCMULLEN MORGAN						
0868/0864	10/27/1998	WD	Q	I	01	0
GRANTOR: WILLIAM KUEBBLER						
GRANTEE: WILLIAM & ALICE KUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W20 S10 E20$ W25 UST= W11 S11 E11 N11$ S11 FCP= W11 S21 E11 N21$ S17 FOP= S4 E10 N4 W10$ E37N28$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 900

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	10,038.47	SF		1.00	1.00	1.00	0.95	0.95	9,537							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.23 Total Land Value: 9,537 Market: 0 Agricultural: 0 Common: 9,537 PRINTED 10/02/2025 BY SYS