THE N 12 AC OF NW1/4 OF NE1/4. E
1055-237.

MCLAUGHLIN NEIL
1918 SW MAYO RD
LAKE CITY, FL 32024

2026

01-4S-15-00311-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

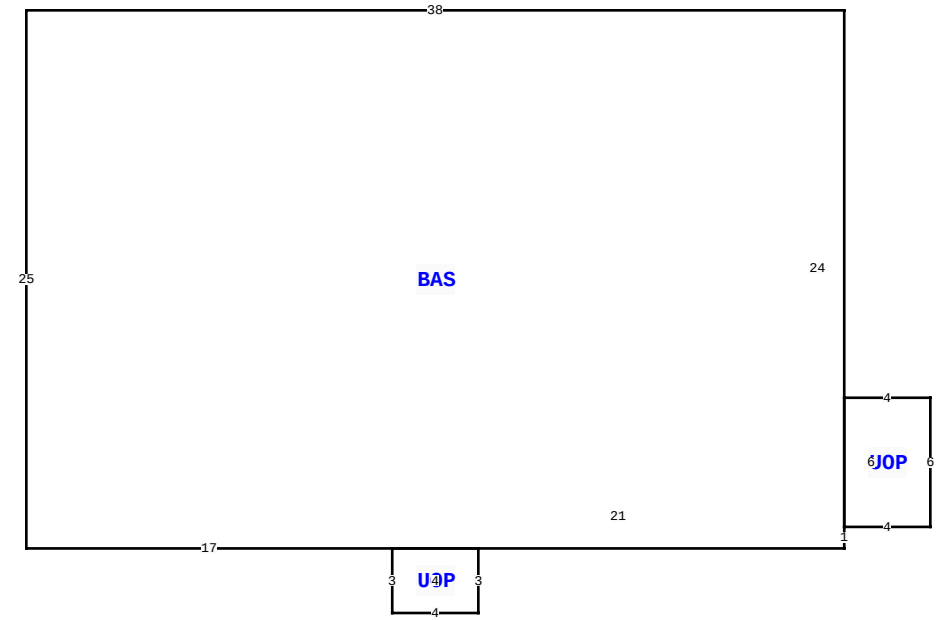
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100		950	61,176
UOP	12	20		2	129
UOP	24	20		5	322
TOTALS	986			957	61,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	957	88.4520	99.07	94,810	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 950 HX Base Yr 2006



1918 SW MAYO RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		61,626
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		131,626
SOH/AGL Deduction		59,415
ASSESSED VALUE		72,211
TOTAL EXEMPTION VALUE	HX HB DX	52,211
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		131,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,626

SALE:2:1: $.70 STAMPS

SALE:1:1: .70 DOC STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1046/1773	5/16/2005	WD	U	I	07	70,000
GRANTOR: LAW						
GRANTEE: MCLAUGHLIN						
0844/0224	8/08/1997	WD	Q	I	01	0
GRANTOR: MCBRIDE						
GRANTEE: LAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S25 E17 UOP= S3 E4 N3 W4$ E21 N1 UOP= E4 N6 W4 S6$ N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,000							

REVIEW DATE 08/10/2023 BY JB Total Acres: 7.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 06/09/2026 BY SYS